

FBI

## TRANSMIT VIA:

☒ Teletype  
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## PRECEDENCE:

☒ Immediate  
☐ Priority  
☐ Routine

## CLASSIFICATION:

☐ TOP SECRET  
☐ SECRET  
☐ CONFIDENTIAL  
☐ UNCLAS E F T O  
☒ UNCLAS

Date 9/16/86

C-1

259/0007 disk 6

OO HQ

DE BS

O 161245Z SEP 86

FM BOSTON (194C-420) (P)

TO DIRECTOR (IMMEDIATE)

ATTN: SUPERVISOR [REDACTED] WHITE COLLAR CRIME SECTION,  
 POLITICAL CORRUPTION UNIT, FBIHQ

b6  
b7C

BT

UNCLAS

UNSUBS; CORRUPTION WITHIN THE BOSTON REDEVELOPMENT AUTHORITY (BRA);  
 HOBBS ACT-CPO' OO:BS

REFERENCE BOSTON TELETYPE TO THE BUREAU, DATED 9/9/86.

FOR THE INFORMATION OF THE BUREAU EARLIER THIS SUMMER,

[REDACTED]

SENT ASSISTANT UNITED STATES ATTORNEY [REDACTED] DISTRICT  
 OF MASSACHUSETTS, BOSTON, MASSACHUSETTS, A LETTER WHICH OUTLINED  
 ALLEGATION<sup>S</sup> OF POSSIBLE MISCONDUCT DURING ~~THE~~ FORMER MAYOR KEVIN  
 WHITE'S ADMINISTRATION. THE SOURCE OF THE ALLEGATION WAS UNNAMED

b6  
b7C  
b7DApproved: [Signature]

Transmitted

(Number)

(Time)

Per [Signature]SEARCHED 194C-450-2SERIALIZED EPINDEXED EPFILED EPb6  
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Date \_\_\_\_\_

PAGE TWO, BS194C-420, UNCLAS

BUT IDENTIFIED AS <sup>an</sup>ATTORNEY WHO HAD WORKED AT THE BOSTON REDEVELOPMENT AUTHORITY (BRA), AT THE TIME OF THE QUESTIONABLE TRANSACTION. THE ALLEGATION IS THAT THE JOHN HANDCOCK COMPANY WAS PRESSURED BY FORMER MAYOR KEVIN WHITE INTO MAKING A \$4 MILLION CORPORATE GIFT TO BOSTON UNIVERSITY IN ORDER TO GET A CHANCE IN A DEVELOPMENT AGREEMENT WHICH HAD MADE WITH THE CITY IN THE LATE 60'S. THE CHANGE WAS SOUGHT IN THE SUMMER OF 1982. THE ORIGINAL AGREEMENT WAS THAT ONCE THE NEW HANDCOCK TOWER WAS BUILT ANOTHER OFFICE BUILDING OWNED BY HANDCOCK, IN CORP<sup>E</sup>LY SQUARE, WOULD BE DEMOLISHED AND A PARK WOULD BE BUILT ON THAT <sup>Site</sup>SIGHT. IN 1982, HANDCOCK DETERMINED THAT IT WISHED TO KEEP AND USE THE OLDER BUILDING, AND SOUGHT THE CITY'S APPROVAL TO CHANGE THE DEAL ACCORDINGLY. A NUMBER OF CITY APPROVALS WERE NECESSARY TO EFFECTUATE THE CHANGE THE FIRST AND MOST IMPORTANT BEING THE BRA. THE BRA <sup>and</sup> IN OTHER CITY AGENCIES APPROVED THE CHANGE IN LATE 1982, AND EARLY 1983.

THE IMPLICATION OF THE ALLEGATION IS THAT FORMER MAYOR KEVIN WHITE WOULD ONLY APPROVE THIS CHANGE IF JOHN HANDCOCK MADE A \$4 MILLION GIFT TO BOSTON UNIVERSITY SCHOOL OF ENGINEERING, WHICH BU PRESIDENT JOHN SILBER WAS IN THE PROCESS OF BUILDING.

Approved: \_\_\_\_\_

Transmitted \_\_\_\_\_

(Number)

(Time)

Per \_\_\_\_\_

FBI

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☐ UNCLAS

Date \_\_\_\_\_

PAGE THREE, BS194C-420, UNCLAS

THE EXISTANCE <sup>and</sup> ~~IN~~ NATURE OF THIS ALLEGED SECRET <sup>and</sup> ~~IN~~ PRIVATE  
 CONDITION FOR THE CITY'S FAVORABLE ACTION <sup>IN</sup> ~~IN~~ HANDCOCKS  
 PROPOSAL IS THE PRINCIPAL SUBJECT OF THIS INVESTIGATION.

INVESTIGATION TO DATE HAS REVEALED THAT JOHN HANDCOCK  
 DID MAKE A FOUR AND A HALF MILLION DOLLAR CONTRIBU~~TION~~ TO ✓  
 BOSTON UNIVERSITY IN EARLY 1983, <sup>and</sup> ~~IN~~ VARIOUS RECORDS AND  
 REPORTS CONFIRM THAT JOHN HANDCOCK WAS ABLE TO GET THIS ✓  
 AGREEMENT WITH THE CITY CHANGED DURING THE SAME TIME PERIOD.  
 BRA RECORDS FOR THE FALL OF 1982, CONFIRM THAT [ ] WAS  
 CALLING BRA [ ] ABOUT THE "HANDCOCK" MATTER ✓  
 IN OCTOBER, IN 1982. A NEWSPAPER ARTICLE FROM EARLY 1984, ABOUT  
 THE RELATIONSHIP BETWEEN KEVIN WHITE AND [ ], REPORTS  
 THAT THE HANDCOCK CONTRIBU~~TION~~ TO BU CAME OUT OF A PRIVATE ✓  
 MEETING BETWEEN KEVIN WHITE AND THE HANDCOCK [ ] ✓  
 [ ] IN THE SAME ARTICLE, BRA SPOKESMAN  
 STATES THAT THERE WAS NO RELATIONSHIP WHAT SO EVER BETWEEN BU  
 AND THE CITY'S APPROVAL OF JOHN HANDCOCKS PROPOSALS TO CHANGE  
 HIS AGREEMENT WITH THE CITY. KEVIN WHITE AND [ ] HAVE HAD  
 A LONG STANDING PERSONAL RELATIONSHIP. [ ] HIRED KEVIN WHITES  
 [ ] MANY YEARS AGO AS A CONSULTANT, PAYING HER APPROXIMATELY

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Approved: \_\_\_\_\_ Transmitted \_\_\_\_\_ Per \_\_\_\_\_  
 (Number) (Time)

FBI

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☐ UNCLAS

Date \_\_\_\_\_

PAGE FOUR, BS194C-420, UNCLAS

\$20,000/YEAR FOR HER PART-TIME SERVICES. ADDITIONALLY [REDACTED] ✓  
IS ALLEGED TO HAVE ENGAGED IN STRONG ARM TACTICS AMONG BU  
ADMINISTRATORS IN ORDER TO RAISE CAMPAIGN FUNDS FOR FORMER MAYOR  
KEVIN WHITE. FINALLY, KEVIN WHITE WENT TO WORK AT BU WHEN HE  
LEFT THE CITY OF BOSTON IN JANUARY, 1984, REPORTEDLY AS A  
\$100,000 A YEAR PROFESSOR. BU ALSO HIRED SEVERAL OF WHITE'S  
POLITICAL AIDS IN EARLY 1984, INCLUDING [REDACTED]

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AT THAT TIME SIMULTANEOUS INTERVIEWS WILL BE CONDUCTED WITH

[REDACTED] JOHN HANCOCK, BOSTON,  
MASSACHUSETTS, AND [REDACTED] JOHN

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HANCOCK. BOTH THESE INDIVIDUALS HAVE BEEN IDENTIFIED AS BEING  
MOST DIRECTLY INVOLVED WITH THE "GIFT" AND THE CITY AGREEMENT.  
WHILE [REDACTED] IS IN THE GRAND JURY, THE HANCOCK OFFICIALS WILL  
BE INTERVIEWED AND DOCUMENTS SUBPOENAED. ✓

BT

Approved: \_\_\_\_\_ Transmitted \_\_\_\_\_ (Number) \_\_\_\_\_ (Time) Per \_\_\_\_\_



# Memorandum



To : SAC, Boston 194C-450 Date 9/23/86

From :

SA [redacted]

C-1

Subject :

Kevin H. White, Former Mayor  
City of Boston; Corruption Within  
The Boston Redevelopment Authority;  
Hobbs Act - CPO; Extortion, Mail Fraud.

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On 9/22/86, AUSA [redacted]  
furnished copies of the following  
documents:

① Memorandum from [redacted]

[redacted]

to [redacted]

Assistant United States Attorney.

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- ② Minutes of Zoning Commission, 9/13/82
- ③ Vote of Zoning Commission, 9/13/82
- ④ Minutes of BRA meeting, 8/5/82
- ⑤ memorandum [redacted] to BRA, 8/5/82
- ⑥ Amendment to PDA No. 1, 8/5/82
- ⑦ Development Controls of PDA District #1, 7/11/65

194C-450-4

SEARCHED.....	INDEXED.....
SERIALIZED <i>EP</i>	FILED <i>EP</i>
SEP 23 1986	
FBI-BOSTON	

MEMORANDUM

TO: [REDACTED] Assistant United States Attorney  
FROM: [REDACTED]  
DATE: May 29, 1986  
SUBJECT: 197 Clarendon Street

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Background

In 1968, Planned Development Areas (PDA's) No. 1 and No. 2 were designated by the Boston Redevelopment Authority (BRA) for the purpose of allowing John Hancock Mutual Life Insurance Company (Hancock) to build its new tower. The PDA called for the building at 197 Clarendon Street (Clarendon Building) to be demolished and replaced with a plaza and a much smaller building.

In 1982, the BRA and the Zoning Commission, at Hancock's request, amended the PDA to allow Hancock to substantially rehabilitate the Clarendon Building. Reasons given were that the downdraft from the tower would render open space at the site undesirable, the architectural charm of the building and the need of Hancock for more office space.

At the Zoning Commission hearing on September 13, 1982, [REDACTED] suggested that the Commission condition its approval on Hancock making a "substantial contribution" to the rehabilitation of Copley Square. The commissioners came to the conclusion that they could not grant conditional approval, but did adopt a separate motion to recognize Hancock's commitment to participate with other parties in the improvement of Copley Square.

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Hancock did wind up contributing approximately \$750,000 to Copley Square improvements.

Allegations

Last week, a colleague was speaking to an employee of the BRA and mentioned the Clarendon Building. Why did the City allow a building to be rehabilitated rather than insist on open space? The benefits, it seemed, flowed exclusively toward Hancock. Did Hancock in fact give the City anything in exchange for a beneficial change in the PDA?

The BRA employee indicated that he purposely did not involve himself with the process. However, it was his understanding that approval of the amendment to the PDA was conditional on Hancock contributing a substantial amount to a charity chosen by the Mayor. That charity was the Boston University School of Engineering of which the then-Chairman of Hancock was an alumnus. The gift allegedly totalled \$4M.

Please let me know what, if anything, I can do for you.

Attachments:-

Minutes of Zoning Commission, 9/13/82

Vote of Zoning Commission, 9/13/82

Minutes of BRA meeting, 8/5/82

Memorandum of [ ] to BRA 8/5/82

Amendment to PDA No. 1, 8/5/82

Development Controls of PDA <sup>District</sup> ~~District~~ #1, 7/11/68

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ZONING COMMISSION, CITY OF BOSTON

MONDAY, SEPTEMBER 13, 1982 - Board Room, 9th Floor, City Hall, Boston

Attendance

Commissioners

Richard B. Fowler, Chairman, presiding Greater Boston Real Estate Board	Present
Richard F. Battles, Vice Chairman Boston Society of Civil Engineers	Present
Raymond T. Coleman Greater Boston Chamber of Commerce	Present
Thomas G. Green Boston Society of Architects	Present
Joseph W. Joyce Greater Boston Massachusetts Labor Council AFL-CIO	Present
Robert L. Marr Master Builders Association of Boston	Present
William P. McNeill Mayor's Selection	Present
John J. O'Reilly Mayor's Selection	Absent
Theodore W. Paul Massachusetts Motor Truck Association, Inc.	Present
Marvin E. Rosenberg Associated Industries of Massachusetts	Present
Frederick C. Saunders, Sr. Mayor's Selection	Present

Staff

Mace Wenniger Advisor to the Zoning Commission	Present
Lucile C. Sims Zoning Staff, BRA	Present
Marguerite Hildebrand Secretary to the Zoning Commission	Present

---

The PUBLIC HEARING on the petition for approval of the Amendment to Development Plan for Planned Development Areas No. 1 and No. 2, with respect to Parcel 2 in Planned Development Area No. 1, by the Boston Redevelopment Authority in behalf of the John Hancock Mutual Life Insurance Company, was called to order by the Chairman at 9:40 A.M. The Chairman read the petition, announced the procedure for the conduct of the hearing, and called on Mr. Wenniger to present the petition.

Mr. Wenniger explained that the original Development Plan called for the demolition of the eight-story building at 197 Clarendon Street, in order to create a plaza, with a smaller building for cultural and service facilities and

possibly some office and commercial, on Parcel 2; but that the Parcel 2 part of the Plan was never implemented, that an open plaza is no longer needed so close to Copley Square and would complicate downdraft problems, and that the owner, the John Hancock Company, now proposed to substantially rehabilitate the Clarendon Building for first-class office space for their own home office needs, with some rental office space and possibly retail and other uses as allowed under the Code. The F.A.R. would not be increased. The proposed exterior changes had been reviewed by the BRA staff and would be subject to additional design review of details, and the necessary Amendment to the Development Plan had been approved by the BRA Board, with authorization to petition the Zoning Commission for its approval.

Mr. Wenniger then introduced Herbert W. Vaughan of Hale and Dorr, counsel to the John Hancock Mutual Life Insurance Company, who in turn introduced Robert Brannen, architect, of Jung/Brannen Associates, Inc.

Mr. Brannen described the proposed rehabilitation as involving major interior renovation, but only relatively minor exterior changes, of which the principal one would be the addition of a glass roof structure over four existing light-wells to create two enclosed internal courtyards. Also included would be: removal of the temporary tunnel entrance enclosure on Stuart Street, removal or relocation of mechanical penthouses and cooling towers, restoration of sidewalks and landscaping including curbing, paving, and landscaping materials, and a new Clarendon Street crosswalk on grade, as well as cleaning of the facades and reglazing of windows, and possibly restoration of facade stonework and replacement of window sash and frames.

William Boyan, Executive Vice President of the John Hancock Company, explained the Company's increasing need for office space because of its expansion into financial fields other than insurance and emphasized the Company's desire to remain in Boston because of its longterm commitment to the city.

Also testifying in favor of the proposed Amendment was Kenneth Himmel, representing both the Back Bay Association, of which he is Vice President, and the Urban Investment and Development Company (developer of the Copley Place project), of which he is Senior Vice President. Mr. Himmel also spoke of the importance of keeping the John Hancock Company in Boston. He mentioned the fact that the Back Bay Association had initiated a Centennial Committee, which was to carry out a redesign of Copley Square.

Mr. Joyce and Mr. McNeill both arrived during Mr. Himmel's remarks, at 9:57 and 9:59 respectively.

Mr. Vaughan stated that Mr. Himmel's testimony concluded the John Hancock's presentation.

The Chairman then read two letters from the Boston Redevelopment Authority: one dated September 3, 1982, from Kane Simonian, Secretary, transmitting the Authority's vote of approval of the Amendment and one dated September 13, 1982, from Robert J. Ryan, urging that the Zoning Commission concur in this approval.

Upon the Chairman's inquiry as to whether anyone wished to speak in opposition, the following persons testified.

Carl A. Zellner, of 7 Elm Street, Charlestown, a city planner, spoke of the great need for a rehabilitation of the Copley Square plaza and hoped that the Zoning Commission would reinforce the supplementary vote by the BRA Board recognizing John Hancock's commitment to participate in discussions with the City, the BRA, abutters, and others on the improvement of Copley Square.

Donald F. Winter, of 165 West Canton Street, who stated as indication of his interests that he was a member of the Environmental Commission of the City and Chairman of the Back Bay Architectural Commission although he was not testifying as representative of either commission, said that he did not oppose retention of the Clarendon Building, but pointed out that the original plan for open space there was a trade-off against the downdraft, shadows, and other problems resulting from the new tower, and that in addition to the loss of this open space, the new plan involved a reduction in parking space allotted to the public in the Hancock Garage. He therefore urged that the Commission make it a condition of its approval of the Amendment that the John Hancock Company make a substantial contribution to the rehabilitation of the Copley Square Plaza.

In response, Mr. Vaughan stated that he did not believe a conditional approval by the Zoning Commission would be legally possible and that the BRA vote was not so intended. He added that John Hancock had no problem with a recognition that there is a need regarding Copley Square and that the Company would participate in plans for improvements, but that they could not proceed under a tie-up of the two problems.

Mr. Rosenberg asked what other properties in the vicinity the John Hancock Company owns and also whether the Company had "made its peace with Trinity Church". Mr. Vaughan and Mr. Boyan answered that it had, and identified the properties in question.

The Chairman stated that the Commission would take the application under advisement and declared the hearing closed at 10:17 A.M. He then immediately called the BUSINESS MEETING to order.

After some discussion of the trade-off problems raised in the testimony and the suggestion therein that the Zoning Commission grant only conditional approval of the Amendment, it was the consensus of the Commissioners that they could not properly grant a conditional approval.

A motion was made by Mr. Battles and seconded by Mr. Marr that the "Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1 / St. James Avenue, Clarendon Street and Stuart Street / John Hancock Mutual Life Insurance Company, Developer", dated August 5, 1982, BE APPROVED, and that the Commission's designation, by Map Amendment No. 49, of Planned Development Areas No. 1 and No. 2 on Map 1 - Boston Proper - BE REAFFIRMED. The Chairman put the motion to a vote:

Yeas:	Messrs. Battles, Coleman, Fowler, Green, Joyce, Marr, McNeill, Paul, Rosenberg, and Saunders	. . . 10
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Absent:	Mr. O'Reilly	. . . 1
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The motion was accordingly declared CARRIED.

The Chairman then asked the Commissioners whether they would like to consider a vote similar to that of the Boston Redevelopment Authority concerning the Copley Square issue.

A motion was made by Mr. Green that the Commission adopt the same vote, as follows: that as a result of a discussion concerning the need for the physical upgrading and improvements to the present Copley Square Park, the Zoning Commission recognize the John Hancock Company's commitment to participate in discussions with the City of Boston, the Boston Redevelopment Authority, abutters, and all others who have an interest in the improvement and development of Copley Square. The motion was seconded by Messrs. Battles and Saunders.

Mr. Rosenberg then raised the problem of the very poor condition of the City parking garage on St. James Avenue. He suggested that the Zoning Commission take some action to urge the City to undertake a rehabilitation of the garage so that it would meet its full capacity and be safer to use.

A motion was made by Mr. Battles and seconded by Messrs. Rosenberg and Green that the Commission ask Mr. Wenniger to discuss the garage problem and any plans for it with the Real Property Department, communicating to the Department the Commission's strong concern, and report back to the Commission.

Mr. Green's motion was put to a voice vote by the Chairman and was declared CARRIED.

Mr. Battles' motion was then put to a voice vote by the Chairman and was declared CARRIED.

The meeting was adjourned at 10:35 A.M.

MEMORANDUM

AUGUST 5, 1982

*Noted*

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM:

[REDACTED]

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b7C

SUBJECT: AMENDMENT TO THE DEVELOPMENT PLAN FOR  
PLANNED DEVELOPMENT AREAS NO. 1 AND NO. 2  
WITH RESPECT TO PARCEL 2 IN PLANNED DEVELOPMENT  
AREA NO. 1

---

The John Hancock Mutual Life Insurance Company has submitted a proposed amendment to their Development Plan for Planned Development Areas No. 1 and No. 2 (originally titled "Development Controls for Planned Development District No. 1 in the Back Bay"), approved by the Authority on July 11, 1968.

Under the original plan, on the parcel generally bounded by St. James Avenue, Clarendon Street and Stuart Street, designated as Parcel 2 in PDA No. 1, the eight-story building numbered 197 Clarendon Street was to be demolished to make way for a plaza and a smaller building to be used for cultural and service facilities as well as office and commercial space. On Parcel 1, to the east, the original John Hancock tower building was to remain unchanged except for necessary refacing and a new entry on the west side required by the demolition on Parcel 2. While the new sixty-story John Hancock tower on Parcel 3 was being constructed and occupied, the demolition of the older eight-story building on Parcel 2 was never implemented, and, in fact, the creation of further open space in that location subject to high winds is no longer considered desirable.

John Hancock now proposes to substantially upgrade and renovate the Clarendon Building to create first-class office space for their own home office needs and some rental office space, with retail and other uses as are allowed under the Zoning Code in this B-10 zoning district. Exterior changes to the building would include removal of the temporary tunnel entrance enclosure on Stuart Street, removal or relocation of mechanical penthouses and cooling towers, restoration of sidewalks and landscaping including curbing, paving, and landscaping materials, and a new Clarendon Street crosswalk on grade, cleaning of the facades, and reglazing of windows, and may include restoration of facade stonework and replacement of window sash and frames. The exterior dimensions will be increased only by the addition of a glass roof above the level of the existing roof to enclose the interior courtyards. The gross floor area will not be increased.



The staff has reviewed the proposed changes and find that they are in general compliance with planning objectives for the area and with the City's zoning regulations. I recommend that the Authority approve the attached Amendment to the Development Plan for Planned Development Areas No. 1 and No. 2.

Recommended votes follow:

VOTED: That in connection with the "Development Plan for Planned Development Areas No. 1 and No. 2" (originally entitled "Development Controls for Planned Development District #1 in the Back Bay"), approved by the Authority on July 11, 1968, and the proposed Amendment to said Plan with respect to Parcel 2 in Planned Development Area No. 1 presented at a public hearing duly held in the Board Room of the Authority on August 5, 1982, said Parcel being bounded generally by St. James Avenue, Clarendon Street, Stuart Street, and a line parallel to the easterly line of Clarendon Street and lying 287.2 feet easterly thereof, the Boston Redevelopment Authority, after consideration of the evidence presented at that hearing, finds that said Amendment

(1) conforms to the General Plan of the City of Boston as a whole; and

(2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare;

and further

VOTED: That pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston as amended, the Boston Redevelopment Authority hereby approves the "Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1", dated "August 5, 1982 / Approved August 5, 1982", which Amendment consists of a written document of that title and plans incorporated therein;

and further

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for approval of the "Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1", and authorizes the Director to certify in the name of the Authority that plans submitted to the Building Commissioner in connection with said Amendment are in conformity with the Amendment.

BOSTON REDEVELOPMENT AUTHORITY

Amendment to

DEVELOPMENT PLAN for PLANNED DEVELOPMENT AREAS NO. 1 and NO. 2

with respect to

Parcel 2 in Planned Development Area No. 1

St. James Avenue, Clarendon Street and Stuart Street

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DEVELOPER

Public Hearing: August 5, 1982

Approved:

The "Development Plan for Planned Development Areas No. 1 and No. 2" (originally entitled "Development Controls for Planned Development District #1 in the Back Bay"), approved by the Authority on July 11, 1968, is hereby amended as follows:

By striking out the entire section on Parcel 2, in Planned Development Area No. 1, and inserting in place thereof the following section, in which the description of the boundaries of the parcel remains unchanged.

Parcel 2: Described as being bounded on the northerly, westerly and southerly sides respectively by the

southerly line of St. James Avenue, the easterly line of Clarendon Street and the northerly line of Stuart Street; and on the easterly side by a line parallel to the easterly line of Clarendon Street and lying 287.2 feet easterly thereof. (80,770 square feet)

A. Permitted Uses

The existing 3-story building, at 197 Clarendon Street, shall not be demolished, but shall be rehabilitated for use as an office building, with such retail and other uses as are allowed by the Boston Zoning Code in a B-10 district.

B. Building Requirements

1. The exterior dimensions of the building shall not be increased, except that a new glass roof structure shall enclose four existing light-wells, creating glass-enclosed internal courtyards.
2. Principal other exterior changes shall include: removal of the temporary tunnel entrance enclosure on Stuart

Street, removal or relocation of mechanical penthouses and cooling towers, restoration of sidewalks and landscaping including curbing, paving and landscaping materials, and a new Clarendon Street crosswalk on grade, all as shown on the plans referred to in item 4 below, cleaning of the facades and reglazing of windows; and may include restoration of facade stonework and replacement of window sash and frames; all subject to further design review of details.

3. The location, size, design, colors, materials and illumination of all exterior signs shall be subject to design review.
4. The following plans, by Jung/Brannen Associates, Inc., dated August 5, 1982, are hereby incorporated into this amendment:

Clarendon Building (Clarendon Street Facade)

Berkeley Building      Clarendon Building      John Hancock Place

Sub-Basement      Basement

Main Floor / Site Plan

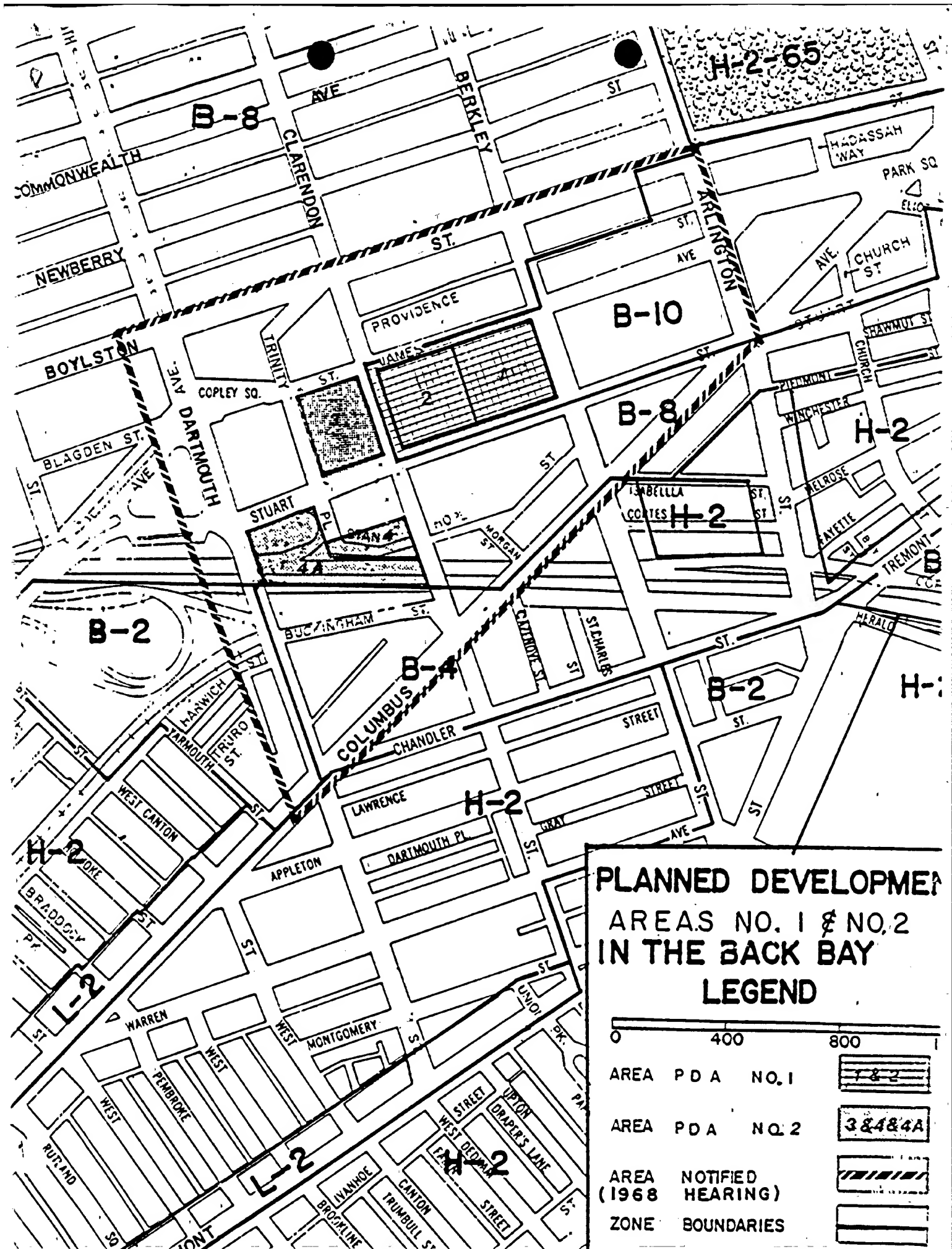
Second Floor      Third Floor

Fourth thru Eighth Floors      Ninth Floor

Section A-A

Section B-B

- C. The rehabilitation shall be made substantially in accordance with the above provisions, subject to minor modifications approved by the Director of the Authority. Further development of plans and final working drawings shall be subject to the design review process and approval by the Director of the Authority.



FACT SHEET

Amendment to

DEVELOPMENT PLAN for PLANNED DEVELOPMENT AREAS NO. 1 and NO. 2

with respect to

Parcel 2 in Planned Development Area No. 1

St. James Avenue, Clarendon Street and Stuart Street

DEVELOPER: John Hancock Mutual Life Insurance Company, John Hancock Place,  
Post Office Box 111, Boston, Massachusetts 02117

ARCHITECTS: Jung/Brannen Associates, Inc., 177 Milk Street, Boston,  
Massachusetts 02109

Original Development Plan

The original Development Plan for Planned Development Areas No. 1 and No. 2 authorized the construction of the new John Hancock Tower on Parcel 3 of the attached map and a parking garage on Parcels 4 and 4A, all three parcels together being designated as Planned Development Area No. 2.

For Planned Development Area No. 1, the Plan called for no change to the old John Hancock Tower, on Parcel 1, except for a new entrance. On Parcel 2, the eight-story Clarendon Building, at 197 Clarendon Street, was to be demolished to make way for a public plaza and for a smaller building to be used for cultural and public service facilities as well as office and commercial space; this part of the Plan was never accomplished.

Proposed Amendment

The developer now seeks an amendment to the Plan with respect to Planned Development Area No. 1 to allow the renovation and reuse of the Clarendon Building as office space for the developer and rental office space, with retail and other uses allowed by the Boston Zoning Code in a B-10 district.

The attached description of the proposed renovation was prepared by the developer. Some of the figures on gross floor area are subject to minor revisions, but the gross floor area of the structure is not to be increased.

## SITE

The Clarendon Building is located between St. James and Stuart Streets and Berkeley and Clarendon Streets in Boston's Back Bay. It is the building, designed in the Beaux Arts tradition, directly opposite the main entry to the new John Hancock Tower. The general area is rich in Boston's architectural history with Trinity Church, Copley Square and the Boston Public Library immediately to the southwest. The Newbury and Boylston Street shopping district is located two blocks to the northwest.

## BUILDING HISTORY

The Clarendon Building was constructed in two phases. The first phase, begun in 1920, developed a ten story elevator core surrounded by four stories of office space. The general plan of the building was established at this time by the New York structural engineer Frederick A. Waldron and the Boston Architects Parker, Turner and Rice. The building is 250' square with four light courts, one symmetrically placed in each of the building's four quadrants. The addition of four floors in 1926 completed the second phase of construction and brought the Clarendon Building to its present height of 120 feet.

## BUILDING RENOVATION

The proposed building renovation has as its focus the conversion of the four light courts into two glass-enclosed internal courtyards crossed by bridges at each level. These landscaped garden spaces will also give daylight and interest to the block-long internal street which extends from Berkeley to Clarendon Street through the center of the Berkeley and Clarendon Buildings.

The proposed gross building area of 540,000 s.f. is slightly less than the present gross area. Of this new total, 395,000 s.f. are on the 8 main floors which will be upgraded into first class office space for John Hancock and rental use, 120,500 s.f. are on two basement levels to be used by John Hancock for storage, and 24,500 s.f. are on two floors of the Tower which extends above the roof at the center of the building and which will contain small office spaces as well as elevator and service areas.



The Clarendon Building was awarded a Harleston Parker Medal. Its exterior is a fine example of the neoclassical design predominant in American Architecture during the early part of this century, and no change to the facades other than cleaning and restoration of stonework is therefore proposed. New single-lite thermal glazing will be installed throughout the building, and a new energy plant will optimize energy conservation and system economy. Exterior landscaping will be brought back to its original condition, and all sidewalks around the building will be restored. The head-house covering the steps to the existing underground passage below the Stuart Street Sidewalk will be removed, to allow the unobstructed exposure of the Stuart Street elevation.

The John Hancock Mutual Life Insurance Company, through its Architects Jung/Brannen Associates, will work closely with the BRA Design Review Staff towards achieving a renovation and result that will be satisfactory and a source of pride to all parties concerned.

The proposed renovation will restore the Clarendon Building to its proper place in a unique complex of three distinguished buildings, each different in style and expressive of its own period in history. In so doing, it will again become an important element in the urban fabric of Boston's Copley Square area.

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

AUGUST 5, 1982

The Members of the Boston Redevelopment Authority met in regular session at the office of the Authority, Board Room, City Hall, One City Hall Square, Boston, Massachusetts at 2:00 p.m. on August 5, 1982. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Robert L. Farrell	William A. McDermott, Jr. (came in later)
Joseph J. Walsh	
James K. Flaherty	
Clarence J. Jones	

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39, as amended, of the General Laws that a regular meeting of the Boston Redevelopment Authority will be held at 2:00 p.m. on August 5, 1982, in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title Secretary

July 30, 1982

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on July 30, 1982, I filed in the manner provided by Section 23B of Chapter 39, as amended, of the General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this fifth day of August, 1982.

  
Secretary

LS

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the public hearing on the Proposed Amendment to the Development Plan for Planned Development Areas No. 1 and 2.

Mr. McDermott entered the meeting during the public hearing.

Following the public hearing on the Proposed Amendment to the Development Plan for Planned Development Areas No. 1 and 2, on motion duly made and seconded, it was unanimously

VOTED: That in connection with the "Development Plan for Planned Development Areas No. 1 and No. 2" (originally entitled "Development Controls for Planned Development District #1 in the Back Bay"), approved by the Authority on July 11, 1968, and the proposed Amendment to said Plan with respect to Parcel 2 in Planned Development Area No. 1 presented at a public hearing duly held in the Board Room of the Authority on August 5, 1982, said Parcel being bounded generally by St. James Avenue, Clarendon Street, Stuart Street, and a line parallel to the easterly line of Clarendon Street and lying 287.2 feet easterly thereof, the Boston Redevelopment Authority, after consideration of the evidence presented at that hearing, finds that said Amendment:

- (1) Conforms to the General Plan of the City of Boston as a whole; and
- (2) Contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston as amended, the Boston Redevelopment Authority hereby approves the

"Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1", dated August 5, 1982/Approved August 5, 1982", which Amendment consists of a written document of that title and plans incorporated therein; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for approval of the "Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1", and authorizes the Director to certify in the name of the Authority that plans submitted to the Building Commissioner in connection with said Amendment are in conformity with the Amendment.

The aforementioned Amendment to the Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1 is filed in the Document Book of the Authority as Document No. 4214.

On motion duly made and seconded, it was unanimously

VOTED: As a result of a discussion concerning the need for the physical upgrading and improvements to the present Copley Square Park, the Authority recognizes John Hancock's commitment to participate in discussions with the City of Boston, the Boston Redevelopment Authority, abutters, and all others who have an interest in the improvement and development of Copley Square.

---

The minutes of the meeting of July 15, 1982 were read by the Secretary.

On motion duly made and seconded, it was

VOTED: To approve the minutes as read.

Mr. Walsh and Mr. McDermott voted "Present".

**RECEIVED**

**SEP 14 1982**

**MAYOR'S OFFICE**

Amendment to Development Plan for  
Planned Development Areas No. 1 and No. 2  
with respect to Parcel 2 in  
Planned Development Area No. 1  
Boston Redevelopment Authority  
John Hancock Mutual Life Insurance Company,  
Developer

**THE COMMONWEALTH OF MASSACHUSETTS**

**CITY OF BOSTON**

**IN ZONING COMMISSION**

**VOTED:** That the Zoning Commission of the City of Boston, acting under the provisions of Chapter 665 of the Acts of 1956 as amended and under Section 3-1A of the Boston Zoning Code, after due report, notice and hearing, does hereby approve the "Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1 / St. James Avenue, Clarendon Street and Stuart Street / John Hancock Mutual Life Insurance Company, Developer", dated August 5, 1982, and approved by the Boston Redevelopment Authority on that date, said Development Plan having been originally approved by said Authority on July 11, 1968; and said Commission hereby reaffirms its designation, by Map Amendment No. 49 effective on July 23, 1968, of said Planned Development Areas, No. 1 as a B-10-D subdistrict and No. 2 as a B-8-D subdistrict, on Map 1 - Boston Proper - of the series of maps entitled "Zoning Districts / City of Boston", dated August 15, 1962.

"Amendment to Development Plan for Planned Development Areas No. 1 and No. 2 with respect to Parcel 2 in Planned Development Area No. 1 / St. James Avenue, Clarendon Street and Stuart Street / John Hancock Mutual Life Insurance Company, Developer", dated August 5, 1982

Richard B. Fowler

Chairman

Richard F. Battles

Vice Chairman

Frederic C. Sander

Thomas Green

Robert T. Quinn

Martin Rosenberg

William R. McKill

Joseph W. Joyce

Robert R. Mann

T. W. Paul

In Zoning Commission

Adopted September 13, 1982

Attest:

Marguerite Hildebrand  
Secretary

Harold A. White  
Mayor, City of Boston

Date:

9-17-82

The foregoing vote, with said Amendment to Development Plan, was presented to the Mayor on September 14, 1982, and was signed by him on September 17, 1982, whereupon it became effective on September 17, 1982, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:

Marguerite Hildebrand  
Secretary

BOSTON REDEVELOPMENT AUTHORITY

Amendment to

DEVELOPMENT PLAN for PLANNED DEVELOPMENT AREAS NO. 1 and NO. 2

with respect to

Parcel 2 in Planned Development Area No. 1

St. James Avenue, Clarendon Street and Stuart Street

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DEVELOPER

Public Hearing: August 5, 1982

Approved: August 5, 1982

The "Development Plan for Planned Development Areas No. 1 and No. 2" (originally entitled "Development Controls for Planned Development District #1 in the Back Bay"), approved by the Authority on July 11, 1968, is hereby amended as follows:

By striking out the entire section on Parcel 2, in Planned Development Area No. 1, and inserting in place thereof the following section, in which the description of the boundaries of the parcel remains unchanged.

Parcel 2: Described as being bounded on the northerly, westerly and southerly sides respectively by the

Street, removal or relocation of mechanical penthouses and cooling towers, restoration of sidewalks and landscaping including curbing, paving and landscaping materials, and a new Clarendon Street crosswalk on grade, all as shown on the plans referred to in item 4 below, cleaning of the facades and reglazing of windows; and may include restoration of facade stonework and replacement of window sash and frames; all subject to further design review of details.

3. The location, size, design, colors, materials and illumination of all exterior signs shall be subject to design review.
4. The following plans, by Jung/Brannen Associates, Inc., dated August 5, 1982, are hereby incorporated into this amendment:

Clarendon Building (Clarendon Street Facade)

Berkeley Building    Clarendon Building    John Hancock Place

Sub-Basement    Basement

Main Floor / Site Plan

Second Floor    Third Floor



DEVELOPMENT CONTROLS FOR PLANNED DEVELOPMENT DISTRICT #1 IN THE BACK BAY  
PLAN " " AREAS #1 and #2

July 11, 1968

#### A. Permitted Uses - Existing

No changes are to be made to this structure except for the incorporation of a new entrance on the west side and the necessary refacing of this portion of the building.

Parcel 2: Described as being bounded on the Northerly, Westerly and Southerly sides respectively by the Southerly line of St. James Avenue, the Easterly line of Clarendon Street and the Northerly line of Stuart Street; and on the Easterly side by a line parallel to the Easterly line of Clarendon Street and lying 287.2 feet Easterly thereof. (80,770 square feet)

A. Permitted Uses

The major area shall be devoted to open space generally accessible to the public. A portion shall be developed contiguous to the building on Parcel 1 for cultural and public service facilities such as theaters, art galleries, restaurants, and exhibition space. Office or commercial space accessory to the major use shall be permitted. Sub-basement may be used for storage, retail and public passage.

B. Building Requirements

1. Floor Area Ratio: not applicable.
2. Building Coverage: minimum dimension extending in a westerly direction of 70 feet. Existing sub-basement to remain.
3. Height: maximum height of this structure shall not exceed 120 feet. Maximum height of any building within 100 feet of the intersection of the property lines at St. James Avenue and Clarendon Street shall not exceed 100 feet to height of cornice, and 120 feet to height of top of roof.
4. Setback: the new building on this site shall not be set back beyond the face of the existing Berkeley Building along either St. James Avenue or Stuart Street.
5. Building Envelope: provision shall be made for public access through the new structure into the main corridor of the existing building on Parcel 1.
6. Parking: no parking shall be permitted on this site.
7. Access: curb cuts, if any, shall be limited to St. James Avenue and Stuart Street and must be located more than 50 feet from the corners of Clarendon Street, and shall be limited further to those necessary to meet the loading provision outlined in requirement #8 below.
8. Off Street Loading: loading to meet zoning requirements shall either be provided from the existing Berkeley Building facility on St. James Avenue or through a new facility accessible from Stuart or St. James.

Parcel 2 - continued

B. Building Requirements - continued

9. Open Space Treatment: all paving shall be granite, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

Parcel 3: Described as being bounded by the Southerly line of St. James Avenue, the Easterly line of Trinity Place, the Northerly line of Stuart Street and the Westerly line of Clarendon Street.  
(73,547 square feet)

A. Permitted Uses

Principal use for this site shall be general office space.

B. Building Requirements

1. Floor Area Ratio: not to exceed 25 as defined by the Boston Zoning Code.
2. Building Coverage: not to exceed 50,000 square feet.
3. Height: not to exceed 800 feet.
4. Setback: no setback permitted along Trinity Place. The major surface of the building shall not be set back more than 16 feet from the property line along St. James Avenue for a distance of at least 100 feet from Trinity Place. Setback of the major surface shall not exceed 31 feet from the Stuart Street property line along its entire length.
5. Building Envelope: not applicable.
6. Parking: no parking required; parking permitted within the building only.
7. Access: vehicular access for parking and loading shall be from Trinity Place and must be more than 50 feet in from the intersection of Trinity and Stuart and Trinity and St. James. Curb cut for pedestrian drop-off shall be permitted only on Clarendon Street and must be a minimum distance of 30 feet from St. James Avenue and 60 feet from Stuart Street.
8. Off Street Loading: all loading and unloading shall be within the building. A minimum of eight (8) loading bays are required.
9. Open Space Treatment; all paving shall be granite, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

Parcel 4: Described as being bounded by the Northerly boundary line of the Massachusetts Turnpike Extension, the Westerly line of Trinity Place, the Southerly property line of all properties fronting on Stuart Street between Clarendon Street and Trinity Place, and the Westerly line of Clarendon Street. (Approximately 25,600 square feet)

A. Permitted Uses

This parcel shall be devoted to private, public or semi-public uses with the principal use for a parking garage.

B. Building Requirements

1. Floor Area Ratio: not to exceed 8.
2. Building Coverage: not applicable.
3. Height: not more than 100 feet above Clarendon Street.
4. Setback: not applicable.
5. Building Envelope: provision must be made for passage of a roadway, public or accessible to the public, along the southerly boundary of this property to interconnect Clarendon Street and Trinity Place. It must be at least 24 feet wide between curbs and must have a minimum vertical clearance of 16 feet.
6. Parking: no open parking permitted.
7. Access: auto access shall be from Clarendon Street, Dartmouth Street, Trinity Place, and the proposed new roadway at the southerly boundary of the property as described in requirement #5 above, and shall be in conformity with good traffic engineering practices.
8. Off Street Loading: not applicable.
9. Open Space Treatment: all paving in pedestrian areas shall be concrete, natural stone or brick. All trees that are planted, must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

6

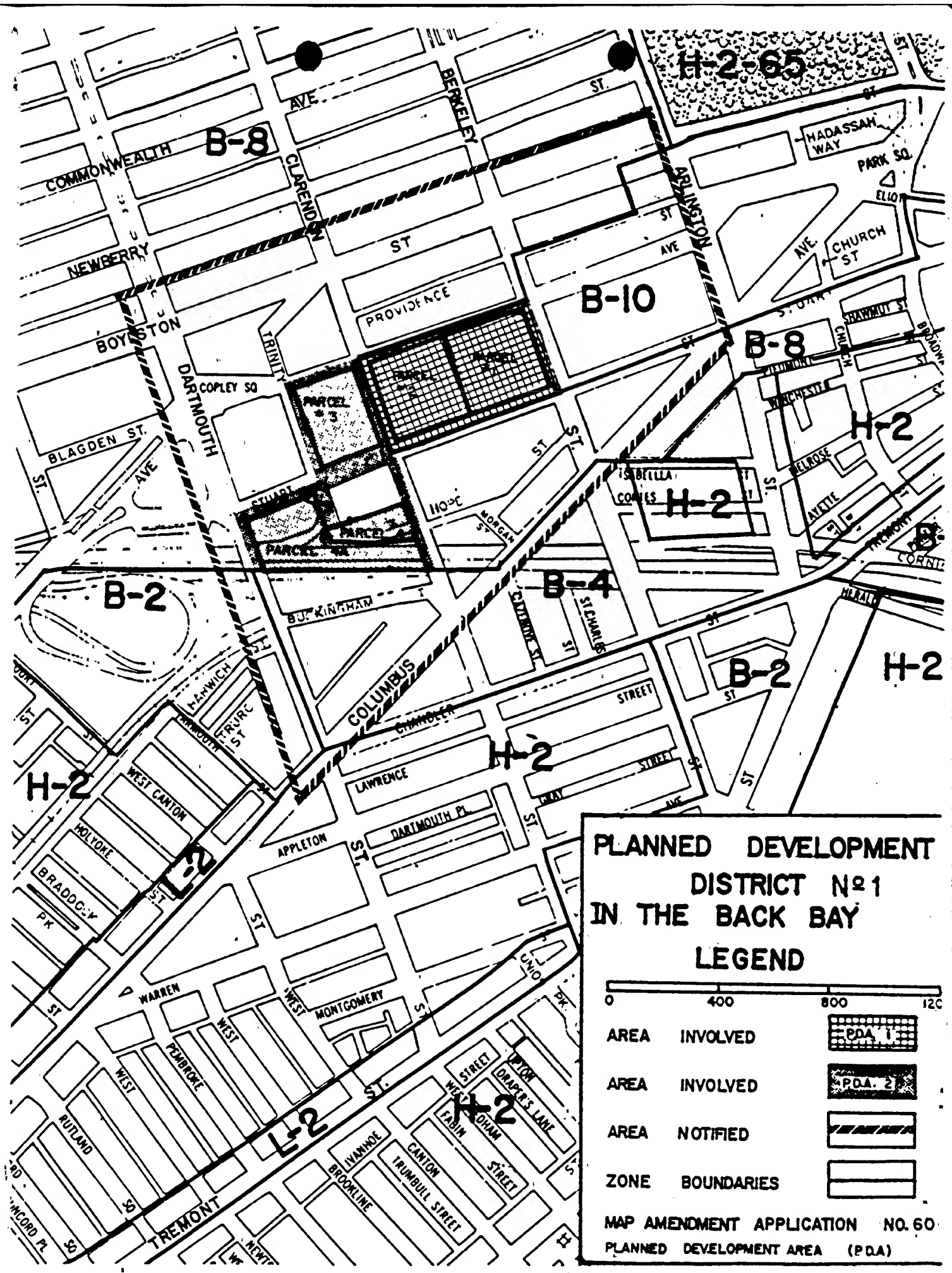
Parcel 4A: Property owned by the Massachusetts Turnpike Authority. Described (as shown on the parcel plan) as bounded by the Westerly line of Clarendon Street, the Northerly boundary line of the Massachusetts Turnpike Extension, the Westerly line of Trinity Place, the Southerly line of Stuart Street, the Easterly line of Dartmouth Street, and a line generally parallel to and ten (10) feet South of the retaining wall of the Southerly edge of the Massachusetts Turnpike Extension. (Approximately 99,600 square feet).

A. Permitted Uses

This parcel shall be devoted to private, public or semi-public uses with the principal use for a parking garage. First floor commercial is required along the Clarendon and Dartmouth Street frontages.

B. Building Requirements

1. Floor Area Ratio: not to exceed 8.
2. Building Coverage: not applicable.
3. Height: not more than 100 feet above Clarendon Street.
4. Setback: maximum setback allowed along both Clarendon and Dartmouth Streets is ten (10) feet.
5. Building Envelope: provision must be made for pedestrian arcades with a minimum width of 15 feet and a minimum height of 10 feet along both Clarendon and Dartmouth Streets. Provision shall be made for public pedestrian access through the first floor of the garage in a north-south direction connecting the westerly sidewalk of Trinity Place with the Back Bay Station. This passage will be a minimum of 15 feet in width.
6. Parking: first floor parking is permitted, provided it is concealed within the building.
7. Access: auto access shall be from Clarendon Street, Dartmouth Street, Trinity Place, and the proposed new roadway at the northerly boundary of the property and shall be in conformity with good traffic engineering practices.
8. Off Street Loading: all loading and unloading shall be within the building. A minimum of one (1) loading bay is required.
9. Open Space Treatment: all paving shall be concrete, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.



7/11/68

~~VOTED: that within 60 days, the Executive Director compile and present to this Board a complete list of all claims outstanding more than 60 days together with reasons for delay in payment on each of these outstanding claims.~~

At this point the meeting recessed to conduct a Public Hearing on Planned Development District #1 in the Back Bay.

On the resumption of the regular meeting, copies of a memorandum dated July 11, 1968 were distributed re Re-vote on Planned Development District #1 in the Back Bay, attached to which were copies of three (3) proposed votes, a set of Development Controls for Planned Development District #1 in the Back Bay dated July 11, 1968; a copy of a map indicating the location of the area, and Notice of Public Hearing published in the Herald Traveler on July 5, 1968.

On motion duly made and seconded, it was unanimously

VOTED: that there be and hereby is made a part of the minutes of this meeting a Development Plan for the following Planned Development Areas:

Planned Development Area #1:

Described as being bounded as follows: Northerly by St. James Avenue, Easterly by Berkeley Street, Southerly by Stuart Street, and Westerly by Clarendon Street.

Planned Development Area #2

Described as being bounded as follows: Westerly by Dartmouth Street, Northerly by Stuart Street, Westerly by Trinity Place, Northerly by St. James Avenue, Easterly by Clarendon Street, and Southerly by a line parallel to and ten (10) feet Southerly of the Southerly face of the Southerly retaining wall of the Massachusetts Turnpike Extension; exclusive of all estates abutting the Southerly side line of Stuart Street between Clarendon Street and Trinity Place, and further



VOTED: that after consideration of the evidence presented at a Public Hearing duly held at the offices of the Authority, 73 Tremont, Boston, Massachusetts, on Thursday, July 11, 1968, it be and hereby is found that:

- (1) The said Plan, made a part of the minutes of this meeting, conforms to the General Plan for the City of Boston as a whole:
- (2) Nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare:
- (3) The said Plan does adequately and sufficiently satisfy all other criteria and specifications as set forth by the Zoning Commission for Planned Development Areas in the City of Boston, and further

VOTED: Pursuant to the provisions of the Boston Zoning Code, as amended by Text Amendment No. 11, adopted by the Zoning Commission on July 2, 1968, and approved by the Mayor the same day, the Boston Redevelopment Authority hereby approves the Development Plan, made a part of the minutes of this meeting, and directs the Development Administrator to transmit the same to the Zoning Commission of the City of Boston for its consideration and the Development Administrator be and hereby is authorized and directed, in the name and behalf of the Authority, to petition the Zoning Commission to establish Planned Development Areas #1 and #2 in accordance with said Development Plan.

~~Copies of a memorandum dated July 11, 1968 were distributed re South Cove Project Mass. R 22, Supplementary Memo to Recommendation on Development of Parcel C-8, attached to which were copies of a memorandum dated July 11, 1968, a proposed vote, two (2) letters from the Statler Hilton, dated April 1 and April 22, 1968, and two (2) letters from the Vara Family dated March 22, 1968 and April 23, 1968. This matter had been tabled previously.~~

BOSTON UNIVERSITY  
TOTAL PRIVATE VOLUNTARY SUPPORT  
FY-1971 to FY-1984

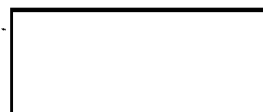
Alumni*	1970-71	1976-77	1977-78	1978-79	1979-80	1980-81	1981-82	1982-83	1983-1984
Individuals	\$ 486,812	\$ 1,218,046	\$ 1,130,151	\$ 992,503	\$ 1,224,251	\$ 1,500,500	\$ 1,813,997	\$ 2,282,152	\$ 2,435,412
Parents	190	11,856	12,649	10,868	10,319	37,875	74,612	141,086	167,691
Faculty	7,619	19,294	23,785	24,721	27,561	29,494	22,423	56,846	110,468
Bequests	80,774	97,742	180,799	275,222	399,291	141,980	399,351	150,126	100,468
Trustees	56,543	257,264	413,343	1,375,668	151,440	188,399	461,615	126,898	895,126
<b>Total Alumni</b>	<b>\$ 631,938</b>	<b>\$ 1,604,202</b>	<b>\$ 1,760,727</b>	<b>\$ 2,678,982</b>	<b>\$ 1,812,862</b>	<b>\$ 1,898,248</b>	<b>\$ 2,771,998</b>	<b>\$ 2,757,108</b>	<b>\$ 3,709,165</b>
<b>Non-Alumni</b>									
Friends	\$ 190,978	\$ 548,570	\$ 523,066	\$ 465,958	\$ 580,969	\$ 1,026,296	\$ 1,381,379	\$ 3,776,858	\$ 1,318,916
Parents	52,642	54,541	45,576	56,568	85,062	80,622	157,290	235,005	228,297
Faculty	7,421	24,218	25,899	28,065	26,930	43,530	27,337	28,350	40,575
Bequests	47,400	82,939	213,918	138,961	143,045	366,857	435,891	217,829	323,236
Trustees	48,858	5,241	8,070	63,370	25,861	36,572	10,653	48,937	15,100
<b>Total Non-Alumni</b>	<b>\$ 347,299</b>	<b>\$ 715,509</b>	<b>\$ 816,529</b>	<b>\$ 752,922</b>	<b>\$ 861,867</b>	<b>\$ 1,553,877</b>	<b>\$ 2,012,550</b>	<b>\$ 4,306,979</b>	<b>\$ 1,926,124</b>
Corporations	\$ 197,072	\$ 235,228	\$ 342,684	\$ 384,953	\$ 522,261	\$ 804,416	\$ 1,121,986	\$ 6,978,588	\$ 5,139,033
Foundations	369,805	280,752	404,220	187,256	230,611	715,265	1,092,131	1,650,022	905,180
Associations**	235,959	46,332	17,094	43,059	117,452	8,561	50,420	38,184	104,246
Religious Organizations	423,108	347,664	347,744	389,448	399,039	380,342	479,146	551,365	576,801
Students	130	281	341	151	190	195	1,760	47	2,264
<b>Subtotal Gifts</b>	<b>\$ 2,205,311</b>	<b>\$ 3,229,968</b>	<b>\$ 3,689,339</b>	<b>\$ 4,436,771</b>	<b>\$ 3,944,282</b>	<b>\$ 5,360,904</b>	<b>\$ 7,529,991</b>	<b>\$ 16,282,293</b>	<b>\$ 12,362,813</b>
<b>Sponsored Income</b>	<b>\$ 826,146</b>	<b>\$ 2,011,322</b>	<b>\$ 1,989,889</b>	<b>\$ 2,204,604</b>	<b>\$ 3,189,651</b>	<b>\$ 2,693,847</b>	<b>\$ 3,946,093</b>	<b>\$ 3,825,860</b>	<b>\$ 4,422,795</b>
<b>Library Materials</b>	<b>---</b>	<b>\$ 394,000</b>	<b>\$ 720,733</b>	<b>\$ 816,600</b>	<b>\$ 696,500</b>	<b>\$ 761,770</b>	<b>\$ 724,945</b>	<b>\$ 959,872</b>	<b>\$ 751,559</b>
<b>TOTAL PRIVATE SUPPORT</b>	<b>\$ 3,031,457</b>	<b>\$ 5,635,290</b>	<b>\$ 6,399,961</b>	<b>\$ 7,457,975</b>	<b>\$ 7,830,434</b>	<b>\$ 8,816,521</b>	<b>\$ 12,201,029</b>	<b>\$ 21,068,025</b>	<b>\$ 17,537,167</b>

\* Includes School of Medicine Alumni Association.

\*\* From 1970 to 1976-77, this line includes Boston University Medical Center funds not reflected in other categories, as well as all associations and societies such as the American Bankers Association and the Womens Scholarship Association. Since 7/1/76, B.U.M.C. gifts are distributed by donor category.

SOURCE: Development Office

*From B.U. Fact Book*



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b7c

File - Serial Charge Out  
FD-5 (Rev. 6-17-70)

File 1940 450 Date \_\_\_\_\_  
Class. Case No. Last Serial

☐ Pending ☐ Closed

Serial No. Description of Serial Date Charged

10 Permanently charged out 11/20/86  
11 to 1940-420 //

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Employee

RECHARGE

Date \_\_\_\_\_

To \_\_\_\_\_ From \_\_\_\_\_

Initials of Clerk { \_\_\_\_\_  
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Date { \_\_\_\_\_  
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Date charged

Employee

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Location

File - Serial Charge Out  
FD-5 (Rev. 6-17-70)

File 1940 450 Date \_\_\_\_\_  
Class. Case No. Last Serial

☐ Pending ☐ Closed

Serial No. Description of Serial Date Charged

9 Permanently charged out 2/24/87  
To 1940-420-Sub Q

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Employee

RECHARGE

Date \_\_\_\_\_

To \_\_\_\_\_ From \_\_\_\_\_

Initials of Clerk { \_\_\_\_\_  
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Date { \_\_\_\_\_  
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Date charged

Employee

Location

File - Serial Charge Out  
FD-5 (Rev. 6-17-70)

File 194U 450 Date \_\_\_\_\_  
Class. Case No. Last Serial

☐ Pending ☐ Closed

Serial No. Description of Serial Date Charged

7 Permanently Charged Out 11/20/86  
To 194U - 420  
8 Permanently Charged Out 11/20/86  
To 194U - 420

Employee \_\_\_\_\_

RECHARGE

Date \_\_\_\_\_

To \_\_\_\_\_ From \_\_\_\_\_

Initials of Clerk { \_\_\_\_\_  
\_\_\_\_\_

Date { \_\_\_\_\_  
\_\_\_\_\_

Date charged \_\_\_\_\_

Employee \_\_\_\_\_

Location \_\_\_\_\_

AIRTEL

11/7/86

TO : SAC, MIAMI  
FROM : SAC, BOSTON (194C-450)  
SUBJECT: KEVIN H. WHITE,  
FORMER MAYOR,  
CITY OF BOSTON;  
CORRUPTION WITHIN THE BOSTON  
REDEVELOPMENT AUTHORITY;  
HOBBS ACT - CPO;  
EXTORTION - MAIL FRAUD

Enclosed for the Miami Division are the original and one copy of a Federal Grand Jury subpoena from the District of Massachusetts, Boston, Massachusetts. The subpoena is to be served on [REDACTED]

b3  
b6  
b7C

Boston is currently conducting a corruption investigation regarding [REDACTED]'s dealings with the Boston Redevelopment Authority, Boston City Hall, Boston, Massachusetts.

b6  
b7C

LEAD

MIAMI

AT BOCA RATON, FLORIDA

Will serve enclosed subpoena.

2-Miami (Encls.)  
2-Boston  
UJL/dac  
(4)



194C-450-12  
SEARCHED \_\_\_\_\_  
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# Memorandum



To : SAC, Boston 194C-450

Date 11/12/86

From : SA [redacted]

C-1

b6  
b7C

Subject :

Kevin H. White, Former Mayor, City of Boston;  
Corruption Within The Boston Redevelopment  
Authority; Hobbs Act - CPD et al.

Attached hereto is an outline of  
current and proposed development  
projects in the City of Boston.

✓ Index  
all pages

194-C-450-Main

194C-450-13

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dm

## THE GROWTH

# \$3 billion in projects changing the cityscape

■ BY ANTHONY J. YUDIS

**B**oston public officials, preservationists, city planners and civic groups currently are locked in a debate over how to plan the future of Boston's physical form. But even as this continues, parts of the city are changing as a result of plan approvals given during the past two years by the administration of former mayor Kevin H. White. Today, on scattered locations around the city, hundreds of construction workers are building approximately 10 steel, brick and concrete structures that will play their part in altering a skyline that has been constantly changing and growing for the past 25 years.

And in the offices of the Boston Redevelopment Authority, the city's planning and development agency, proposals are being studied for a variety of new structures, many expected to enter the ground-breaking stage in the next two years.

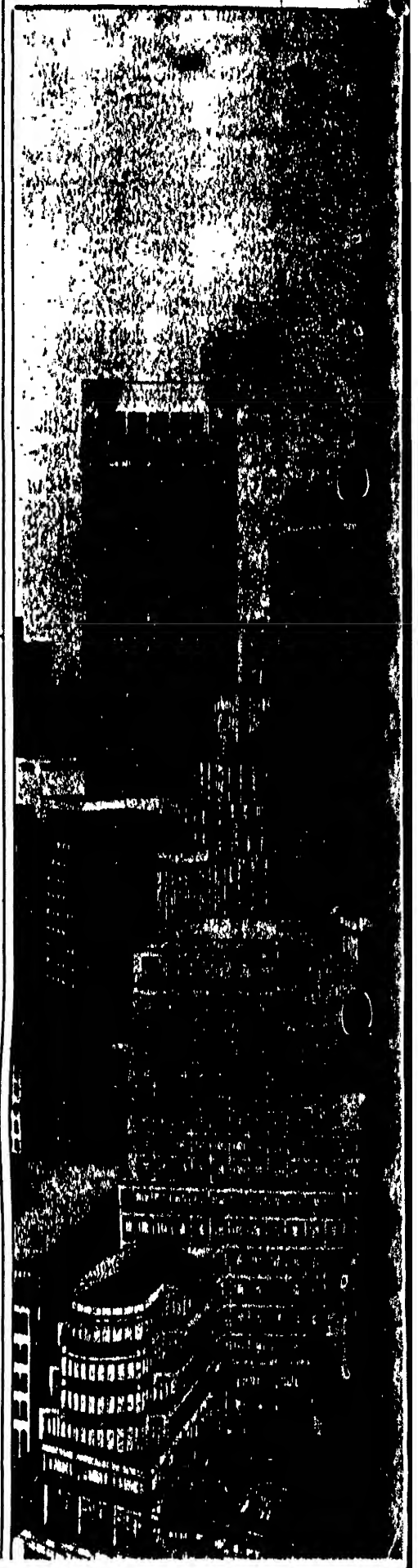
Proposals flowing through the development pipeline range in size from a \$7-million, eight-story apartment building suggested for the section of the theater district near Charles Playhouse to a \$400-million hotel-condominium-restaurant complex proposed for a collection of decrepit piers along the Fort Point Channel.

The value of projects nearing completion, in the planning stages or recently proposed, approaches \$3 billion — which is more than 20

Coyle. The plan, perhaps eventually including some projects already underway, does not halt private development but emphasizes a strong city policy to maintain waterfront edges as public space.

The proposals that seem virtually assured of being built include:

- At least four massive "superblock" projects are being built. Each will include a variety of uses within its walls; each is expected to become a separate enclave with its own identity within its neighborhood. They are Copley Place in the Back Bay, Lafayette Place in Downtown Crossing, International Place in the Fort Hill financial district and Rows and Fosters Wharves on the Atlantic Avenue waterfront.





**D**iers at the moment are locked in a debate over how to plan the future of Boston's physical form. But even as this continues, parts of the city are changing as a result of plan approvals given during the past two years by the administration of former mayor Kevin H. White. Today, on scattered locations around the city, hundreds of construction workers are building approximately 10 steel, brick and concrete structures that will play their part in altering a skyline that has been constantly changing and growing for the past 25 years.

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The value of projects nearing completion, in the planning stages or recently proposed, approaches \$3 billion — which is more than 20 percent of the city's total taxable property valuation of \$14.4 billion recorded in January. (Approximately 50 percent of the city's property is tax exempt; its value is approximately \$3.5 billion, or 24 percent of the taxable property valuation.)

The \$3 billion figure covers projects, itemized on the following pages, through 1987. But there could be many more. BRA's most recent data projects an additional \$6 billion in public and private city-wide development investment potential through 1990.

Part of this long-range potential is an updated, ambitious plan for the waterfront, called Harborpark, with a possible \$3 billion price tag. It was announced last month by Mayor Raymond Flynn and his BRA director Stephen F.

*Anthony Yudis of The Globe writes on real estate and on planning and development issues.*

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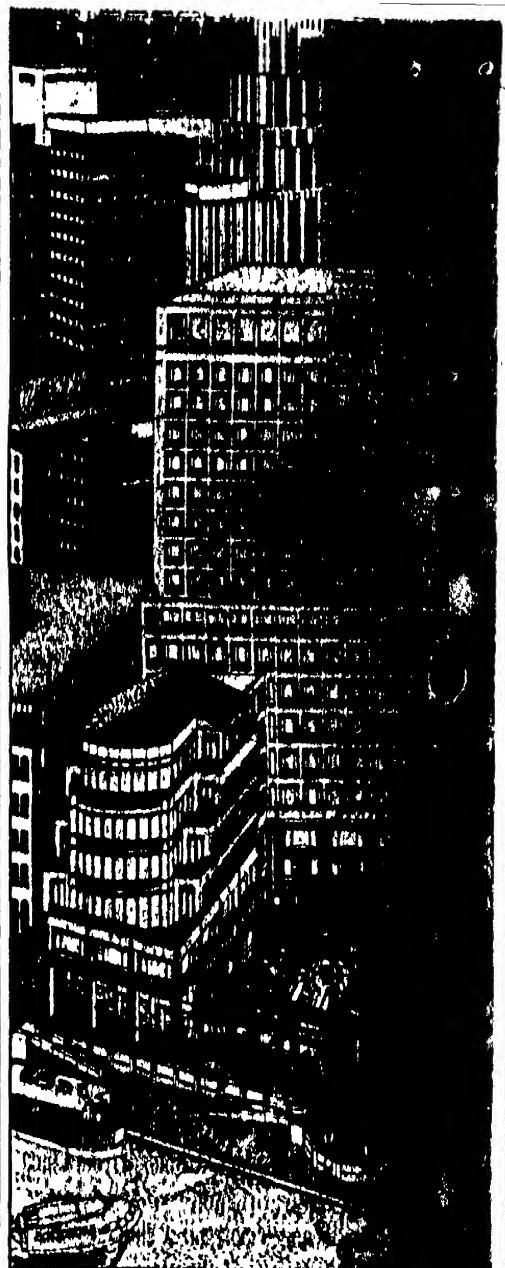
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Still another could be a major addition to the Prudential Center in the Back Bay that would more than double the insurance company's \$150 million building investment here. Architects and planners are currently working on a redesign of the total mixed-use center.

- New hotels: in Park Plaza (formerly Park Square); in Copley Square (as part of Copley Place); in Allston, in the Haymarket Square section of the Government Center; in Fort Point Channel and on the waterfront (as part of the mixed-use Rows Wharf development). In all, about 3500 new rooms will be created.

- New townhouse condominiums: in Charlestown and in the Charlestown Navy Yard; and high-rise luxury condominiums in Park Plaza, overlooking the Public Garden.

- Subsidized apartments for the elderly: some in a recycled school in Charlestown; others in a 17-story building in Washington Park section of Roxbury.



## 1 Rows, Fosters Wharves

**Location:** Atlantic Avenue waterfront.

**Size:** 4 buildings totaling 665,000 square feet of space, ranging in height from 2 to 16 stories.

**Architect:** Skidmore, Owings & Merrill, Boston.

**Developer:** The Beacon Companies, Boston.

**Status:** Under design review by BRA, construction start scheduled for this year.

**Cost:** \$150 million.

**Proposed are:** 166 condominiums, 200-room hotel, 265,000 square feet of office and 100,000 square feet of retail space, health club, terminal pavilion, with 40-50 slips, and parking space for 700 cars; two-thirds of 5.3-acre site open for public use. Grand entrance to one of walkways to water will be 6 stories high.

## THE BUILDING BOOM

# Developers cite job, tax benefits

**A**mong the most forceful speakers at the Boston Conference were four major developers planning and building high- and mid-rise projects downtown and in the Back Bay.

Developers Kenneth Himmel, Mortimer Zuckerman, Edwin Sidman and Donald Chiofaro defended their past projects and those proposed, or argued generally for the benefits of downtown development.

Chiofaro, whose company proposes to build International Place, a massive, \$326-million, 2.5-acre project, including two round towers, in the Fort Hill Square area near the financial district, called the present use of the space "a terrible waste of an urban asset — a garage that doesn't work, a ramp that cuts off the Custom House district, and another acre of urban decay right on the edge of the financial district." But when the 1.7-million-square-foot International Place is finished, Chiofaro said, "Fort Hill Square will once again be part of our city."

Kenneth Himmel, representing Urban Investment and Development Corporation, developer of Copley Place, defended the citizen-review and participation process that went into that \$540-million project. "I would take exception to anyone who believes Copley Place didn't involve intense, comprehensive, personal citizen

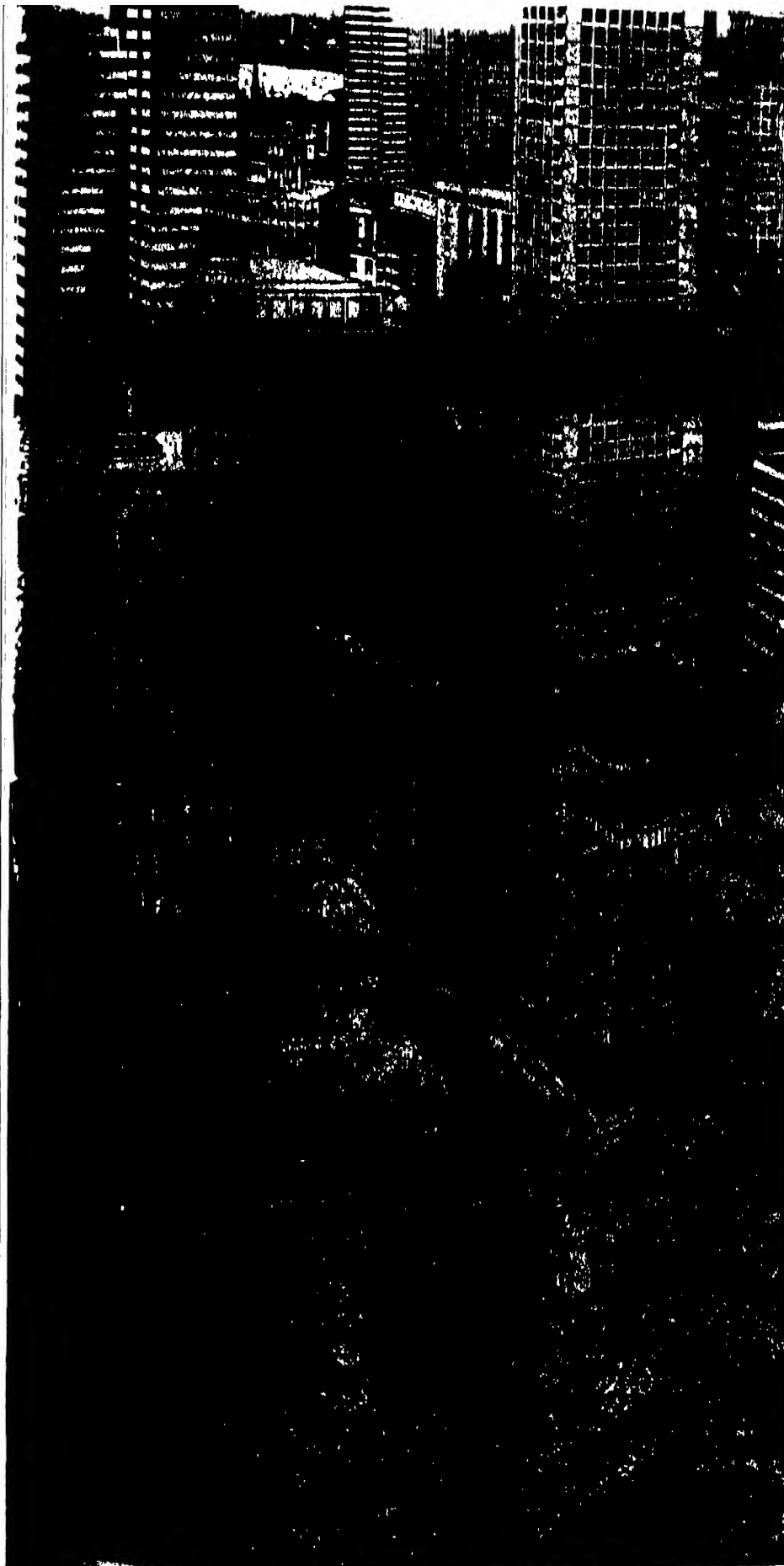


**Developer Kenneth Himmel:** "There are 6000 more permanent jobs as a result of Copley Place being here than when we started."



**Mortimer Zuckerman** called for a balance between Boston's history and collective memory ... and its "present requirements of space and scale."

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Kenneth Himmel, representing Urban Investment and Development Corporation, developer of Copley Place, defended the citizen-review and participation process that went into that \$540-million project. "I would take exception to anyone who believes Copley Place didn't involve intense, comprehensive, personal citizen input," he said. "I participated in more than 100 public meetings over a three-year period."

"If we've done anything, it's deal with the question of job creation. There are 6000 more permanent jobs as a result of Copley Place being here than when we started."

Himmel predicted Copley Place would come to be viewed as "one of the greatest assets that has ever been developed in this city's history."

Edwin Sidman of the Beacon Companies, builder of One Post Office Square, said growth has to occur within the context of an overall plan: "We need a strategy," he said, "that will permit ongoing development without doing vio-



**Developer Kenneth Himmel:** "There are 6000 more permanent jobs as a result of Copley Place being here than when we started."



**Mortimer Zuckerman** called for a balance between Boston's history and collective memory ... and its "present requirements of space and scale."

lence to the fabric of the city. Individual project review, within the context of a master plan, can yield superior results."

Mortimer Zuckerman, builder of the Long Wharf Marriott Hotel and publisher of the *Atlantic Monthly*, gave a peroration about economic realities in a modern city. Zuckerman said, "A balance must be struck" between the city's history and collective memory, on the one hand, and its "present requirements of space and scale," on the other. He said, "You have to accommodate major units of economic activity, whether it be retailing, office use or hotels."

— D. M.; from the Boston Conference.

# Tracking the growth

Boston's new generation of development is under way. Shown here are the locations of the 22 most significant developments, some nearing completion, others under construction, still others in the planning stage. The financial and retail districts, the waterfront, the South Station area and the Back Bay all will be involved. Profiles of the projects are numbered according to their anticipated visibility and impact on the city. These projects and 25 others are detailed on the following pages. A map on page 27 specifies their locations.

— A. J. Y.

South End  
Technology  
Square

Revere, Foster  
Wharves

Copley Place

Four Seasons  
condominium

One  
Financial  
Center

International  
Place

Lafayette  
Place

Transportation  
Center, hotel,  
office

Franklin  
Place

Federal  
Street  
office  
building

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Seaport  
offices

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## THE GROWTH

- Office structures: ranging in size from 10 to 46 stories, as well as the conversion of dozens of old, industrial-warehouse and loft buildings in the North Station and Fort Point Channel area into high-rent offices.

- Institutional buildings: A \$150-million building expansion and replacement project for the Massachusetts General Hospital; also a 17-story jail to replace the old Charles Street jail, on the present site.

- Parks and open spaces: from brick-paved pedestrian walkways along narrow and historic alleyways within the Blackstone Block in Dock Square to larger new parks or squares planned for Long Wharf on the waterfront, in Post Office Square and Copley Square.

The recently announced Harborpark plan has, as one of its major goals, development of a seven-mile uninterrupted public park strip on the water's edge from the Charlestown Navy Yard, to the North End to the downtown waterfront and to Fort Point Channel. It also envisions 8000 waterfront housing units.

The state, through the MBTA and the transportation department, is generating future development opportunities for the city:

- The depression of the Central Artery, which, if realized, would open the way to a dramatic transformation of the downtown area, providing 22 acres of prime downtown land for development, and breaking down the isolation of the North End from downtown. Program depends on final federal approval and allocation of funds, not yet received.

- In South Station, the MBTA has begun construction for a major transportation center; putting bus and rail services and a 2000-car garage under one roof. When the center is completed, air rights will be turned over to the BRA, which will oversee the development of another mixed-use superblock, including a hotel, office building and high-tech center.

- Building opportunities which will become available within the state's emerging Southwest Corridor transportation project, one which cuts a swath through the South End, Back Bay, Roxbury and Jamaica Plain.





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- Building opportunities which will become available within the state's emerging Southwest Corridor transportation project, one which cuts a swath through the South End, Back Bay, Roxbury and Jamaica Plain.

The Massachusetts Port Authority is putting some of its underutilized land holdings in Boston into new job- and revenue-producing uses. This Authority has:

- Awarded a long-term lease on its Commonwealth Pier property in Fort Point Channel to private investors who are planning to recycle the terminal building into a merchandise mart for the high-tech industry.

- Awarded a long-term lease for land on Bird Island Flats at Logan Airport to developers who are constructing the Massachusetts Technology Center.

- Entered into agreements with the Boston Redevelopment Authority to jointly formulate master plans to use five old MPA-owned East Boston industrial piers for park, recreational, housing and commercial purposes.

- Leased the old Hoosac Pier terminal in Charlestown to developers who are now building an office and restaurant complex and public walkways along the pier.

*Information on projects detailed here was current at mid-October press time.*

TED DALY

THE BOSTON GLOBE, NOVEMBER 11, 1984

THE BOSTON GLOBE, NOVEMBER 11, 1984

27

25



## Transportation Center complex

**Location:** South Station.

**Size:** Bus, rail, garage transportation facility, and one million square feet of private development on air rights over transportation center.

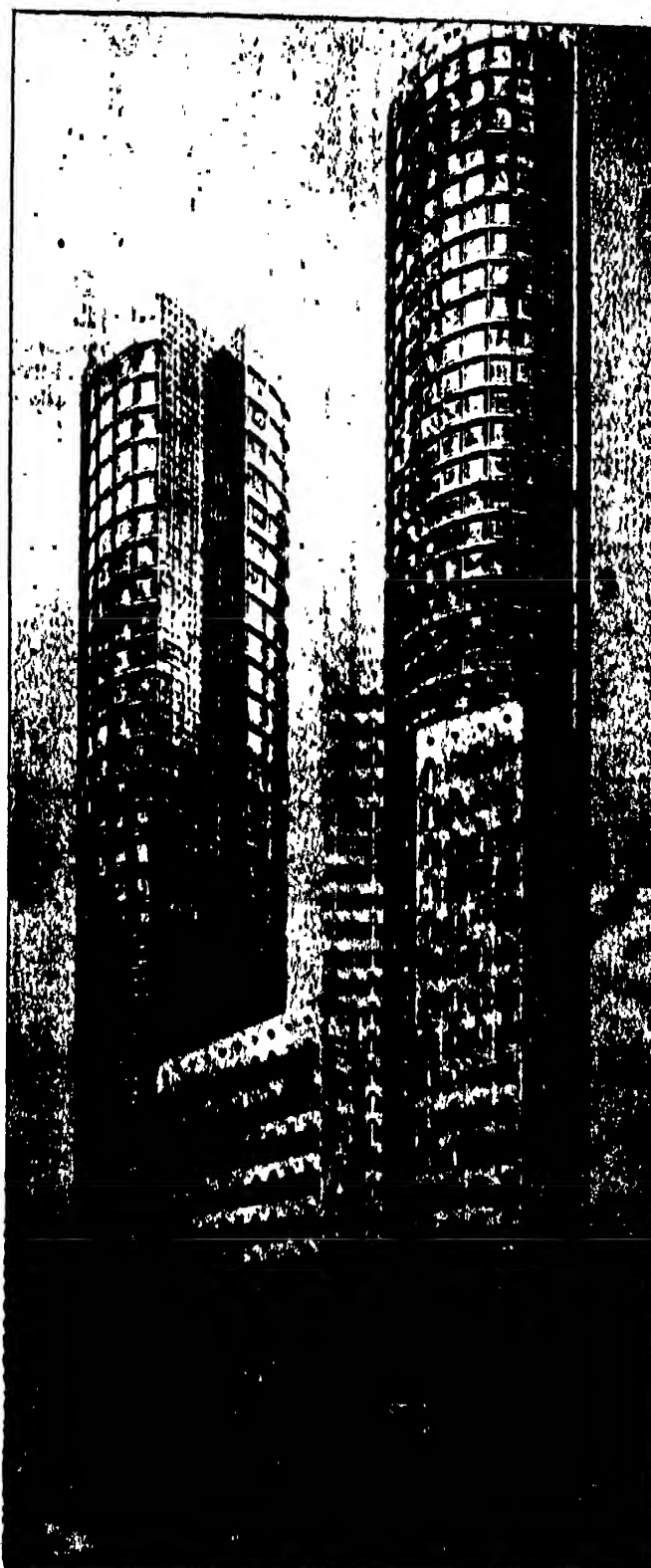
**Architect:** Architects and engineers who worked on total concept over the years included DeLeuw, Cather/Parsons, Skidmore, Owings & Merrill, Stubbins Associates, Castro Blanco, The Architects Collaborative, Howard Needles Tammen and Bergendoff, and WZMH Group.

**Developer:** MBTA and BRA.

**Status:** Work under way on transportation center which will take about one year to complete.

**Cost:** \$200 million.

MBTA will build transportation center, including bus terminals for intercity routes, rail lines and 1700-car garage. BRA will develop on top of this a 12-story, 400,000-square-foot office building, a 800-room hotel and 250,000 square feet of high-tech assembly space. City hopes to attract some high-tech industries here.



## International Place

**Location:** Oliver, Purchase, High Streets, in Fort Hill section of financial district near Atlantic Avenue waterfront.

**Size:** Five buildings; 11 to 46 stories in height; totaling 1.8 million square feet of space.

**Architect:** Philip Johnson and John Burgee, New York City.

**Developer:** The Chiofalo Co., Boston, and The Man Co., Pittsburgh.

**Status:** Under design review by city and state and awaiting final developer designation by BRA.

**Cost:** \$326 million.

The project includes two circular towers, 35 and 46 stories high, and three rectangular buildings, 11, 19 and 27 stories high, that are situated on a 2.6-acre site. Plans call for a glass-covered, 3-story courtyard of 25,000 square feet on the ground level for shops, restaurants and courtyard cafes. Fort Hill Square garage on High Street will be sold by the city to the developer, who will demolish the garage and incorporate the site in proposed construction.

## Lafayette Place multi-use project

**Location:** Downtown Crossing, adjacent to Jordan Marsh at Washington and Chauncy Streets and new Avenue de Lafayette.

**Size:** 3.165 acres;

The project includes a two-level retail shopping mall, a 22-story, 804-room hotel and a 1000-car, three-level underground garage. Develop-

## Copley Place multi-use project

**Location:** Near Copley Square, bounded by Dartmouth and Harcourt Streets and Huntington Avenue and Southwest Corridor Amtrack and



one million square feet of private development on air rights over transportation center.

**Architect:** Architects and engineers who worked on total concept over the years included DeLeuw, Cather/Parsons; Skidmore, Owings & Merrill; Stubbins Associates, Castro Blanco, The Architects Collaborative, Howard Needles Tammen and Bergendoff, and WZMH Group.

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### Post Office Square park, garage

**Location:** Post Office Square.

**Size:** 1.5 acres.

**Architect:** Skidmore, Owings & Merrill of Boston worked on preliminary concept submitted to city.

**Developer:** Post Office Square Development Corp., nonprofit group of businessmen in Post Office Square area.

**Status:** Under study, group designated tentative developer by BRA.

**Cost:** \$47.3 million.

This plan calls for demolishing the Post Office Square garage, building a six-level, underground garage for 1400 cars and designing a 1½-acre park on top in the center of the financial district. The park would include a fountain, trees and pedestrian walks.

### Lafayette Place multi-use project

**Location:** Downtown Crossing, adjacent to Jordan Marsh at Washington and Chauncy Streets and new Avenue de Lafayette.

**Size:** 3.165 acres; 300,000 square feet of space.

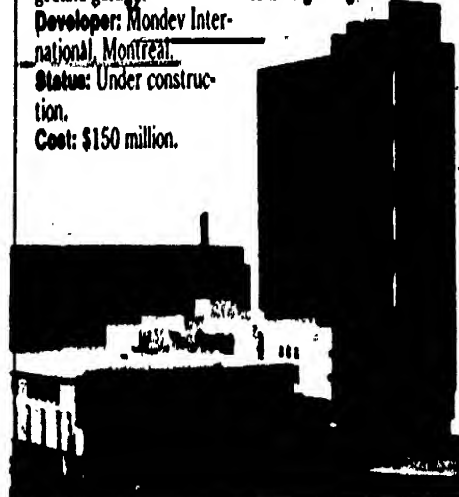
**Architect:** Mitchell/Giurgola Architects, Philadelphia, designers for the retail and hotel phase, and John Carl Warnecke & Associates, San Francisco, designers of the underground garage.

**Developer:** Mondev International, Montreal.

**Status:** Under construction.

**Cost:** \$150 million.

The project includes a two-level retail shopping mall, a 22-story, 564-room hotel and a 1000-car, three-level underground garage. Developers anticipate having 200 retail shops and restaurants. Inter-Continental Hotel chain, based in New York, was originally scheduled to be the hotel operator, but it has since pulled out of the project. A replacement is being sought.



### Copley Place multi-use project

**Location:** Near Copley Square, bounded by Dartmouth and Harcourt Streets and Huntington Avenue and Southwest Corridor Amtrack and MBTA commuter rail line roadbed.

**Size:** 9½-acre site, 3.4 million square feet of building space.

**Architect:** The Architects Collaborative, Cambridge, for retail, office and Westin Hotel designs; The Stubbins Associates, Cambridge, for Marriott Hotel design, and Vitols Associates, Boston, for apartment building.

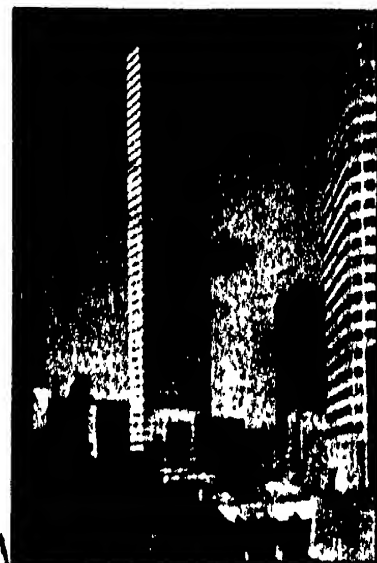
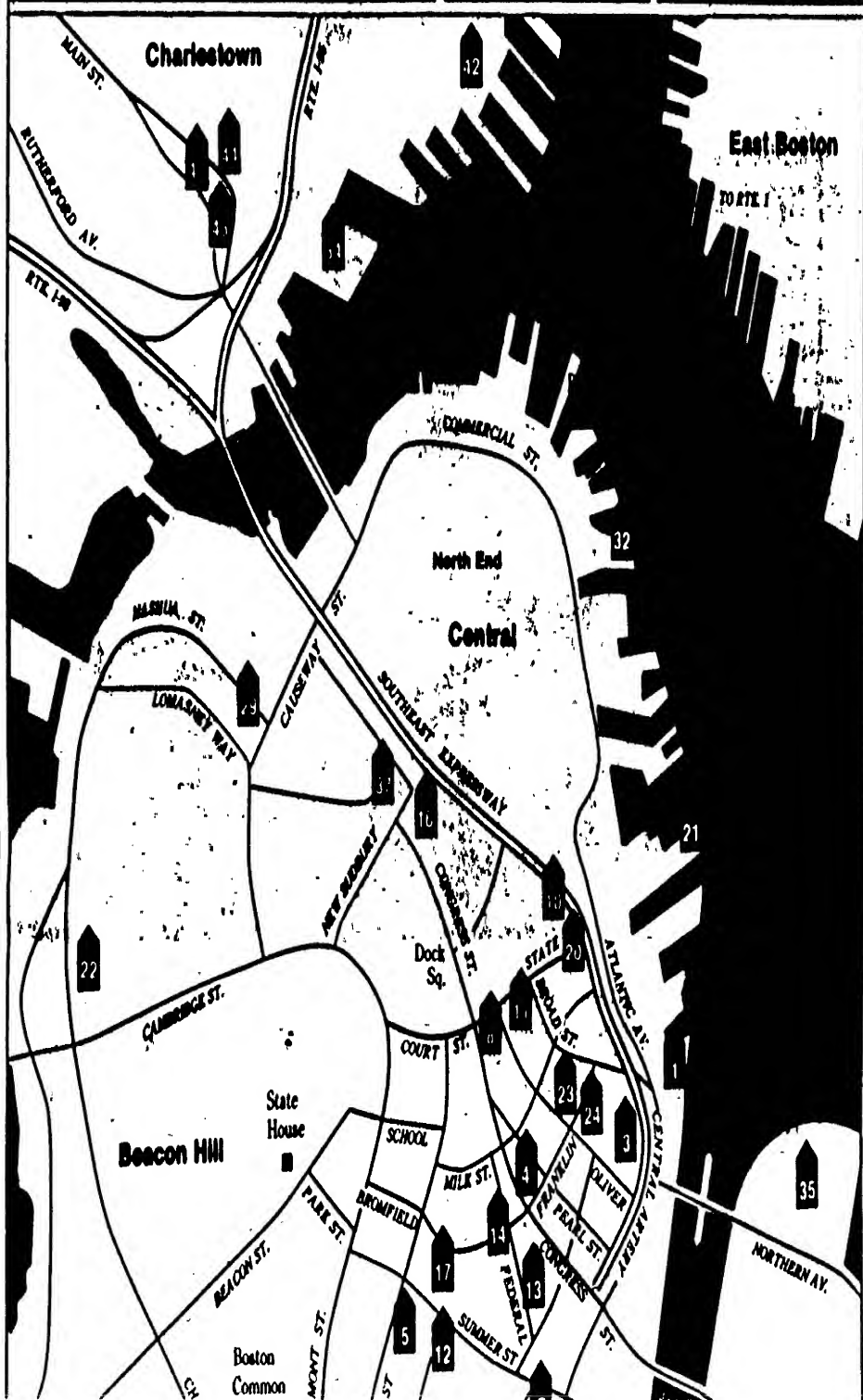
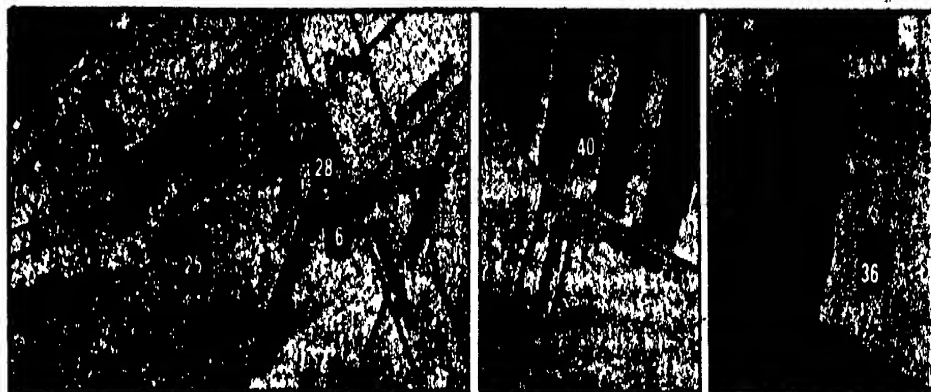
**Developer:** Urban Investment and Development Co., Chicago.

**Status:** Most of project now open, apartment phase and some office interiors still under construction.

**Cost:** \$500 million.



The project contains about 385,000 square feet of retail space, including the 100,000 square foot Neiman-Marcus department store; a 36-story, 804-room Westin hotel; a 38-story, 1008-room, Marriott hotel; four, seven-story office buildings totaling 845,000 square feet of space; a 1432-car garage and a 100-unit, nine-story apartment house.



### One Financial Center

**Location:** Bounded by Atlantic Avenue, Summer, Essex and South Streets, Dewey Square, South Station.

**Size:** 45-stories, 1.25 million square feet of space.

**Architect:** Pietro Belluschi, Inc. and Jung/Brannen Associates, Inc., both of Boston.

**Developer:** Rose Associates and Metropolitan Life Insurance Co., both of New York City.

**Status:** Building completed, interior construction nearing completion.

**Cost:** \$100 million.

A six-sided building with a six-story, glass-entrance gallery and two basement-level garage floors for 120 cars. The gallery will house retail stores, a restaurant and cocktail lounge. When it is fully occupied the developers anticipate 6200 people working in the structure.

### Exchange Place

**Location:** 53 State st., between Kilby, Congress Streets.

**Size:** 40-story glass tower, 1 million square feet of office space.

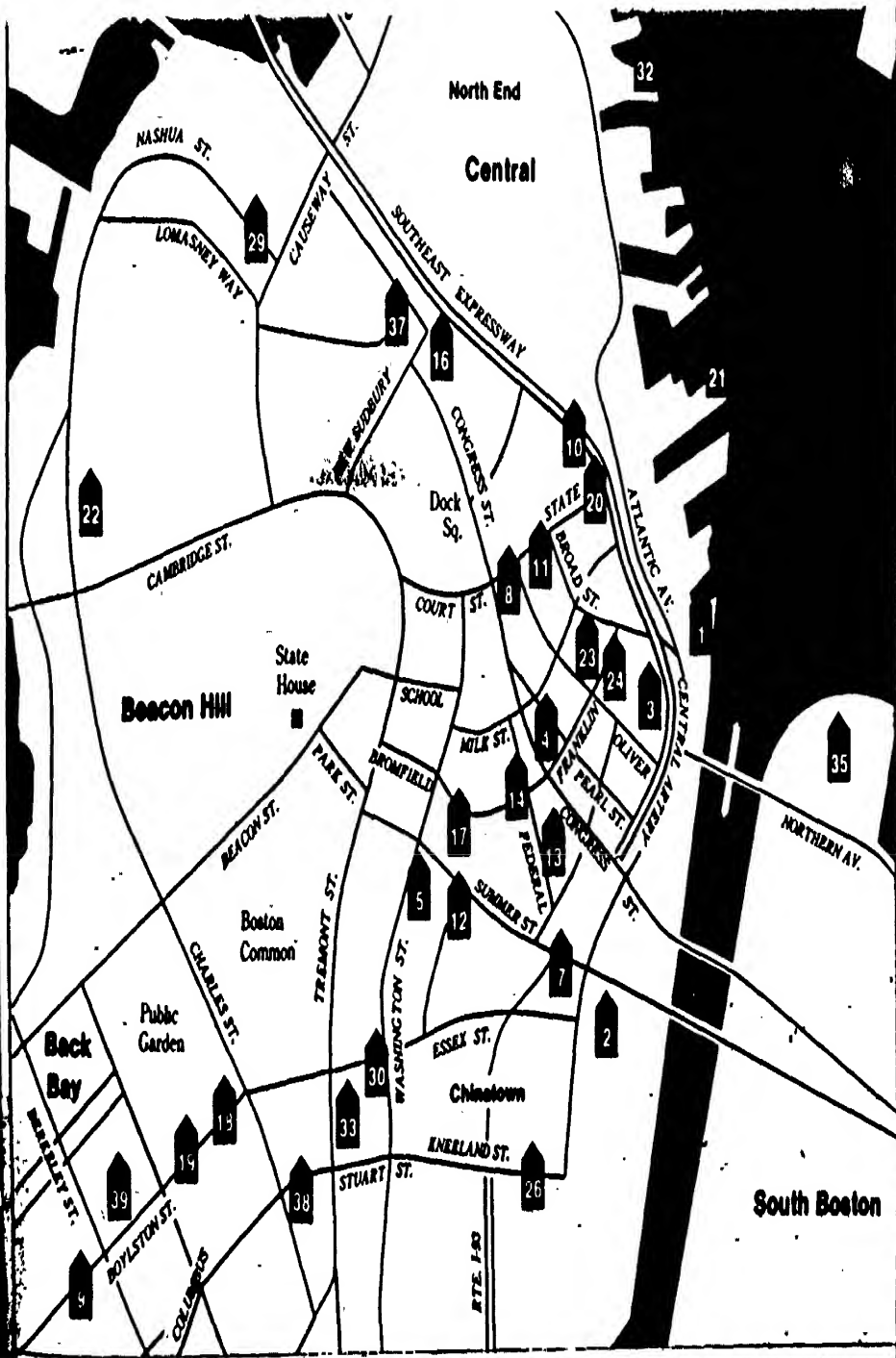
**Architect:** WZMH Group, Boston.

**Developer:** Olympia & York Co., Toronto.

**Status:** Nearing completion.

**Cost:** \$100 million.

The tower is linked to the existing 11-story building at 52 State Street which housed the Boston Stock Exchange for many years. The old pink granite building facade was restored and connected to the new tower with a five-story glass atrium.



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**Architect:** Pietro Belluschi Inc. and Jung/Brannen Associates Inc., both of Boston.  
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### 8 Exchange Place

**Location:** 53 State St., between Kilby, Congress Streets.  
**Size:** 40-story glass tower, 1 million square feet of office space.  
**Architect:** W2MH Group, Boston.  
**Developer:** Olympia & York Co., Toronto.  
**Status:** Nearing completion.  
**Cost:** \$100 million.

The tower is behind the existing 11-story building at 53 State Street which housed the Boston Stock Exchange for many years. The old pink granite building facade was restored and connected to the new tower with a five-story glass atrium.





### 9 New England Life block

**Location:** Boylston, Clarendon, Berkeley Streets, St. James Avenue, Back Bay.

**Size:** 1.3 million square feet of office space; 100,000 square feet of retail space, underground parking for 100 cars.

**Architect:** John Burgee, Architect, and Philip Johnson.

**Developer:** New England Mutual Life Insurance Co. and Gerald D. Rines Interests, Dallas.

**Status:** Under design review by city and neighborhood Civic Advisory Committee.

**Cost:** \$288 million.

Development would occupy a full block, with retail space on Boylston Street and twin office towers set back on St. James Avenue, where the city-owned garage would be sold to developers and demolished to make way for new office buildings. The maximum height of the office buildings would be 345 feet, and that of retail buildings along Boylston Street, 90 feet.

### 10 Marketplace Center

**Location:** Essex, Summer, Bedford Streets and Washington Street, downtown.

**Size:** 20-story building, 285,000 square feet of space.

**Architect:** Goody, Clancy & Associates, Inc., Boston.

**Developer:** Bedford Kingston Realty Trust, Richard H. Rubin, Rockville, Md., general partner.

**Status:** Under study by BRA.

This is the first project proposed for the Essex Street development corridor, which starts at South Station and runs through Essex, Summer, Bedford Streets and through the Washington Street Combat Zone and into the theater district. The address would be 99 Summer Street.

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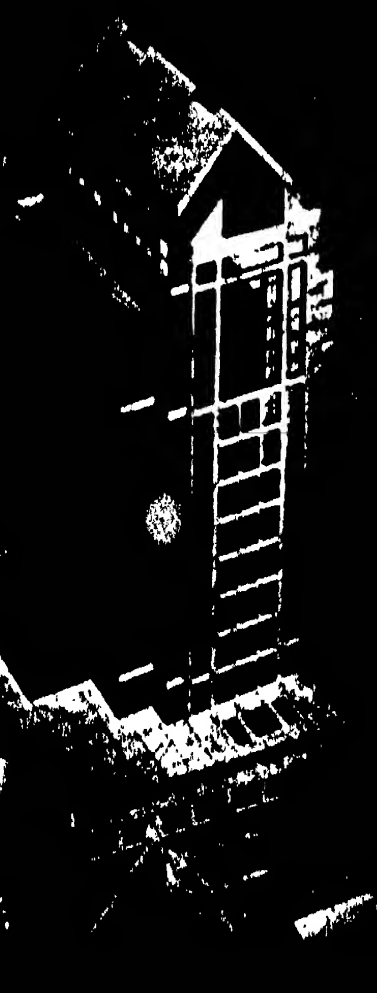
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### 12 Office building, Summer Street

**Location:** Summer, Bedford, Kingston Streets, downtown.

**Size:** 20-story building, 285,000 square feet of space.

**Architect:** Goody, Clancy & Associates, Inc., Boston.

**Developer:** Bedford Kingston Realty Trust, Richard H. Rubin, Rockville, Md., general partner.

**Status:** Under study by BRA.

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United Shoe building restoration

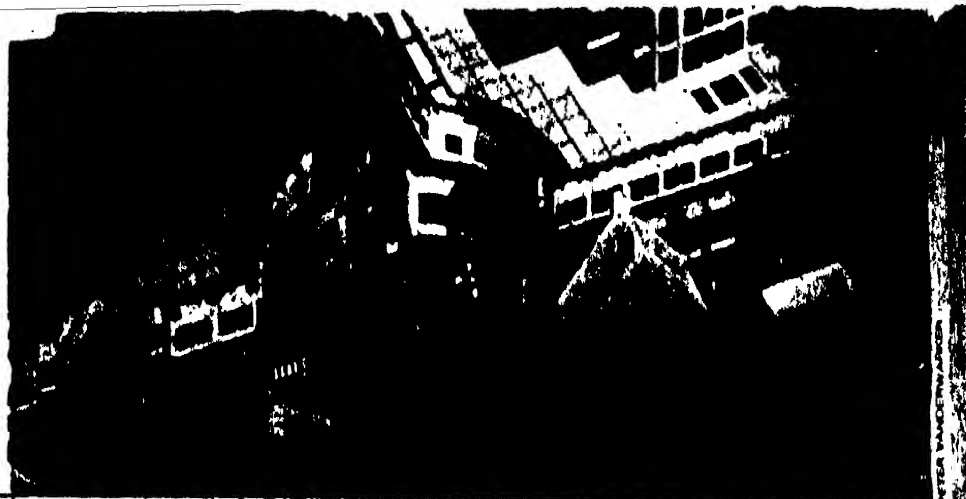
tail space, underground parking for 1000 cars.  
**Architect:** John Burgee, Architect, and Philip Johnson.

**Developer:** New England Mutual Life Insurance Co. and Gerald D. Hines Interests, Dallas.

**Status:** Under design review by city and neighborhood Civic Advisory Committee.

**Cost:** \$288 million.

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**Size:** 20-story building, 285,000 square feet of space.

**Architect:** Goody, Clancy & Associates, Inc., Boston.

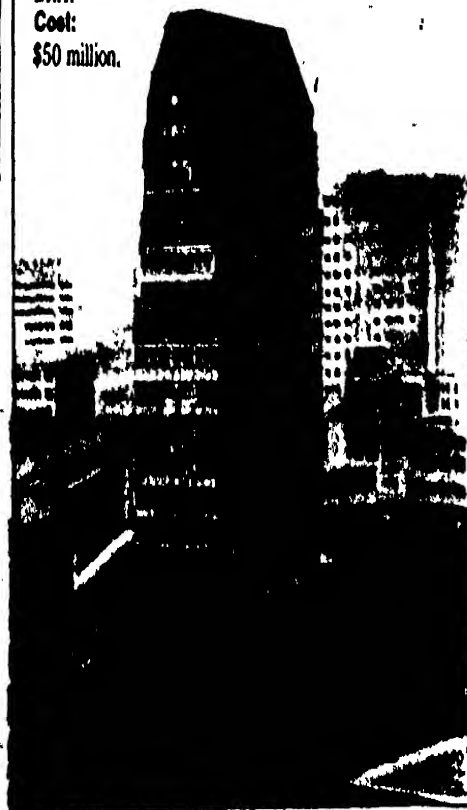
**Developer:** Bedford Kingston Realty Trust, Richard H. Rubin, Rockville, Md., general partner.

**Status:** Under study by BRA.

**Cost:**

\$50 million.

This is the first project proposed for the Essex Street development corridor, which starts at South Station and runs through Essex, Summer, Bedford Streets and through the Washington Street Combat Zone and into the theater district. The address would be 99 Summer Street.



## 13 United Shoe building restoration

**Location:** Federal, High, Matthews Streets, financial district.

**Size:** 24- and 23-story office buildings totaling 950,000 square feet of space.

**Architect:** Jung/Brannen Associates, Boston, designers for restoration of the 24-story USM building.

designated a landmark by Boston Landmarks Commission; The Stubbins Associates, Cambridge, Hugh Stubbins, principal in charge, designers of a new 23-story office building next to USM structure along High Street.

**Developer:** Meredith & Grew of Boston, managing developer for Mid-east consortium.

**Status:** Under design review by BRA and BLC and new building design as shown here may be altered extensively during design review period.

**Cost:** \$335 million to \$40 million for restoration; \$80 million to \$85 million for new building.

**Restored United Shoe Machinery building** along Federal and High Streets would be connected to a new 23-story building by a five-story atrium, including a long pedestrian lobby and retail area totaling about 100,000 square feet. The new building would have 275 parking spaces in an underground garage.

## 14 Office and retail complex

**Location:** State, Kilby Streets, downtown.

**Size:** 24-story office tower, three-story retail arcade.

**Architect:** Graham Gund Associates, Inc., Cambridge.

**Developer:** Harold Brown, Boston; Graham Gund, Cambridge; Equitable Life Assurance Society, Boston.

**Status:** Under design study, needs final approval from BRA.

**Cost:** \$124 million.

The 10-story building at 88 State Street would be demolished and a three-story retail arcade built along State Street, leading to a new office tower behind State Street on the site of the Kilby Street garage, which the city would sell to the developer. The new address would be 99 State Street, and would be next to the new Exchange Place tower on Kilby Street.

14)



## Federal Street office building

**Location:** Site is bounded by Federal, Franklin and Devonshire Streets, and the Winthrop Square garage.

**Size:** Originally proposed as a 33-story building, the latest version is a 29-story tower with 522,200 square feet of office and retail space.

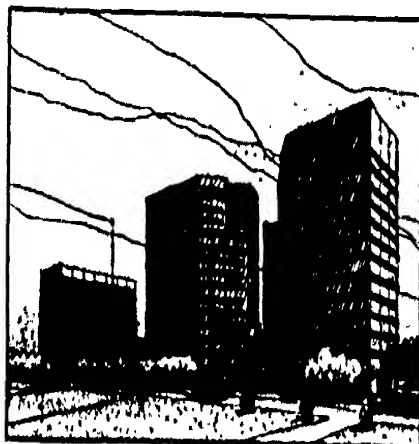
**Architect:** Kohn, Pedersen, Fox Associates of New York City.

**Developer:** Franklin Federal Partners, a Massachusetts partnership consisting of Himmel/MKDG of Boston and Chicago (Kenneth Himmel/Myron M. Miller, Thomas Klutnick, Marvin Davis, Gerald S. Gray) and H.N. Gorin Associates of Boston.

**Status:** Under study by BRA. Developers hope to start construction in June of next year and complete the project by February of 1987.

**Cost:** \$100 million.

Building proposed for existing parking lot would be in with 22-story Art Deco-type structure at 75 Federal Street at Devonshire Street, also owned by the partnership. The old building will be preserved and both buildings will be owned and operated as a single building unit containing a total of about 700,000 square feet of gross floor area. A pedestrian thoroughfare will run from Federal Street to Devonshire Street through the new building. Ground floor space in the new building will be devoted to retail uses. New building will have underground parking for 140 cars.



## 15 South End Technology Square

**Location:** Albany Street, near Massachusetts Avenue and the Southeast Expressway.

**Size:** 200-room hotel, 540,000 square feet of office space, 30,000 square feet of retail space, 1500-car garage.

**Architect:** Cambridge Seven Associates.

**Developer:** South End Technology Square Associates, (SETSA) nonprofit

group formed by trustees of University Hospital, Marvin Stolberg, board chairman, Robert Walsh, executive director; partners with University Associates, John L. Hall 3d, Paul F. Nace Jr., principals.

**Status:** Has tentative developer designation, needs final developer approval from BRA.

**Cost:** \$84 million.

The South End Technology Square Associates, founded to "promote the economic and social welfare of the South End," says this project will serve that purpose and hopes to attract to these new South End facilities corporations that have considered relocating administrative and clerical departments in the suburbs.

## 16 Holiday Inn hotel-office complex

**Location:** Haymarket Square area of Government Center along New Congress, New Sudbury, Hanover, Blackstone Streets.

**Size:** 35-story hotel with 400 rooms, eight-story office building.

**Architect:** Cambridge Seven Associates, Cambridge.

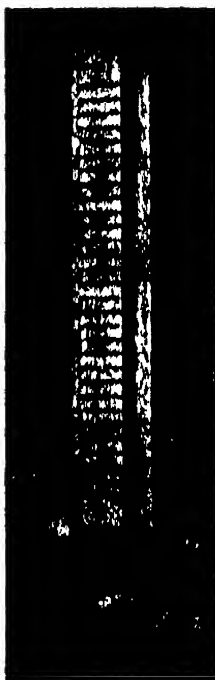
**Developer:** Congress Seven Limited Partnership;

David Nasim, general partner, and principals of Cambridge Seven Associates.

**Status:** Plans under study by BRA design staff.

**Cost:** \$71 million.

Situated behind City Hall, near the Government Center federal building, this is one of the few remaining vacant sites left for development in the Government Center urban renewal project begun in the 1960s; it is near the landmark pushcart market area of Haymarket Square, which city officials say won't be disturbed. The development proposal includes shops, restaurants, and a 210-car parking garage.



## 17 Franklin Place

**Location:** Summer, Hayley, Arch Streets, downtown.

**Size:** 20 stories, 315,000 square feet of office space, 46,000 square feet of retail space. Final height not fixed at magazine edition deadline.

**Architect:** Hoskins Scott Taylor & Partners, Boston.

**Developer:** Lincoln Property Co., Dallas.

**Status:** Needs final city

Kennedy department store building stands. Portions of old building will be restored and connected to a new office tower set back from Summer Street. The proposal includes a three-level retail mall and restaurant, and escalator connections to MBTA Orange Line subway below.



## 18 Four Seasons hotel, condominiums

**Location:** Boylston Street, between Charles Street and Haden Way.

**Size:** 12 stories along Boylston Street and then set back up to 15 stories, 290 hotel rooms, 100 condominiums.

**Architect:** WZMH Group.

**Developer:** Boston Plaza Hotel Associates, comprising Four Seasons Hotel, Ltd., Toronto; Galbreath-Ruffin Corp., New York

and Columbus, O.; Macomber Boston Plaza Associates and Meriden Properties, GNV, a Mid-east investment firm.

**Status:** Under construction. Scheduled for completion by mid-'85.

The brick-faced building overlooking the Public Garden, includes restaurants, shops and a health club. The developers will finance part of the cost of a public plaza behind the development on Providence Street. The hotel will have more than 10,000 square feet of space for ballrooms and meeting rooms, and will employ between 300 and 400 persons. The condominiums will occupy the top seven floors of the complex. For the first time, the building introduces residential uses in what used to be known as the Park.



BRA. Developers hope to start construction in June of next year and complete the project by February of 1987.

Cost: \$100 million. Building proposed for existing parking lot would tie in with 22-story Art Deco-type structure at 75 Federal Street at Devonshire Street, also owned by the partnership. The old building will be preserved and both buildings will be owned and operated as a single building unit containing a total of about 788,850 square feet of gross floor area. A pedestrian thoroughfare will run from Federal Street to Devonshire Street through the new building. Ground floor space in the new building will be devoted to retail uses. New building will have underground parking for 140 cars.



Architect: Cambridge Seven Associates, Cambridge.  
Developer: Congress Seven Limited Partnership; David Nassif, general partner, and principals of Cambridge Seven Associates.  
Status: Plans under study by BRA design staff.  
Cost: \$71 million.

1960s; it is near the landmark pushcart market area of Haymarket Square, which city officials say won't be disturbed. The development proposal includes shops, restaurants, and a 210-car parking garage.

## 12 Franklin Place

Location: Summer, Hawley, Arch Streets, downtown.  
Size: 20 stories, 315,000 square feet of office space, 46,000 square feet of retail space. Final height not fixed at magazine edition deadline.  
Architect: Hoskins Scott Taylor & Partners, Boston.  
Developer: Lincoln Property Co., Dallas.  
Status: Needs final city approval.  
Cost: \$78 million.  
The site for this development is where the old

Kennedy department store building stands. Portions of old building will be restored and connected to a new office tower set back from Summer Street. The proposal includes a three-level retail mall and restaurant, and escalator connections to MBTA Orange Line subway below.



TED DALY

## 13 Four Seasons hotel, condominiums

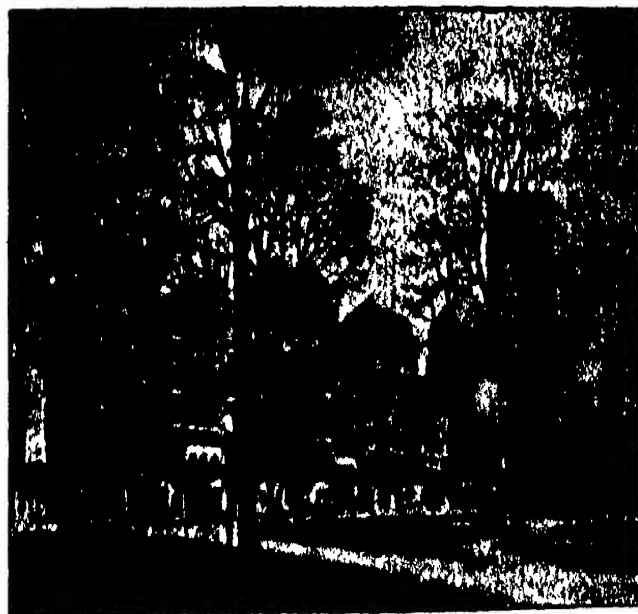
Location: Boylston Street, between Charles Street and Hadassah Way.  
Size: 12 stories along Boylston Street and then set back up to 15 stories. 290 hotel rooms, 100 condominiums.  
Architect: WZMH Group.  
Developer: Boston Plaza Hotel Associates, comprising Four Seasons Hotel, Ltd., Toronto; Galbreath-Ruffin Corp., New York and Columbus, O.; Macomber Boston Plaza Associates and Meriden Properties, GNV, a Mideast investment firm.  
Status: Under construction. Scheduled for completion by mid-'85.  
Cost: \$85 million.

The brick-faced building overlooking the Public Garden, includes restaurants, shops and a health club. The developer will finance part of the cost of a public plaza beside the development on Providence Street. The hotel will have more than 10,000 square feet of space for ballrooms and meeting rooms, and will employ between 350 and 400 persons. The condominiums will occupy the top seven floors of the complex. For the first time, the building introduces residential uses in what used to be known as the Park Square district and is now officially named Park Plaza.

## 14 Condominiums, retail-office block

Location: Boylston Street, between Hadassah Way and Arlington Street, across from Public Garden.  
Size: 500,000 square feet of building space for retail use, 90,000 square feet of office space, 111 condominiums, 168 parking spaces on two underground levels.  
Architect: The Architects Collaborative of Cambridge.  
Developer: The Druker Co.  
Status: Design review by BRA.  
Cost: \$78 million.

As part of the Park Plaza urban renewal project, this would be the third new building, next to the Four Seasons Hotel and condominiums under construction and a block from the new state transportation center. All existing buildings on this block, except the R.M. Bradley building, would be demolished.





TOP: DULY

## 20 Jenney Building restoration

**Location:** 150 Milk st., near Custom House  
**Size:** 5 stories.  
**Architect:** Warren Freedentel Associates, Boston.  
**Developer:** Jenney Building Associates.  
**Status:** Scheduled for completion this year.  
**Cost:** \$2.3 million.

This 19th-century structure was the Jenney gasoline building. At one time it was scheduled for demolition but preservationists protested. It was recycled for office use, with a pedestrian plaza added in front.

## 21 Long Wharf park

**Location:** End of Long Wharf, off Atlantic Avenue.  
**Size:** One acre.  
**Architect:** Sasaki Associates, Watertown.  
**Developer:** BRA.  
**Status:** Initial phase under way.  
**Cost:** \$9 million.

The plan calls for restoring the eastern end of Long Wharf to its original configuration by paving it with granite cobbles and brick. It also provides for water taxi and commuter boat facilities and new lighting and seating areas. This park will eventually connect with the central waterfront park.



## 22 Massachusetts General Hospital

**Location:** Charles, Fruit, North Grove, Parkman, Blossom Streets, next to Massachusetts Eye and Ear Infirmary building, overlooking Charles River.  
**Size:** 10.5 acres. Three new buildings to be built totaling 834,828 square feet and including a 25-story glass tower along Charles Street and 15-story brick towers within the hospital campus. About five existing buildings considered outmoded by hospital officials will be demolished.

**Architect:** Hoskins Scott Taylor and Partners, Boston.

**Developer:** The General Hospital Corp., Boston.  
**Status:** Approved by city, may be challenged in court by abutters because of its size.  
**Cost:** \$134 million.

The plan is to demolish at least five existing buildings, including the Phillips House, the Baker Building and Vincent-Burnham, to make way for the new structures, for a total gain of 400,000 square feet.



## 24 Paine Webber office building

**Location:** 265 Franklin, at High and Oliver Streets, financial district, across from Meridien Hotel.  
**Size:** 20 stories, 350,000 square feet of office space.  
**Architect:** Goody, Clancy & Associates, Inc., Boston.  
**Developer:** Richard H. Rubin, Rockville, Md.  
**Status:** Scheduled for completion this year.  
**Cost:** \$55 million.

This building's six-story base is faced with rough-finished red granite and recessed windows, and the upper portion, with polished pink granite. The first six floors surround a sky-lit atrium lobby, featuring a granite paved floor, plants, fountain and multilevel reflecting pools.

## 25 Convention Center expansion

**Location:** John B. Hynes Veterans Auditorium, Prudential Center, Back Bay.  
**Size:** 700,000 square feet of convention space.  
**Architect:** Kallman, McKinnell & Wood, Boston.  
**Developer:** Massachusetts Convention Center Authority.  
**Status:** Construction work scheduled to begin early next year.  
**Cost:** \$120 million.

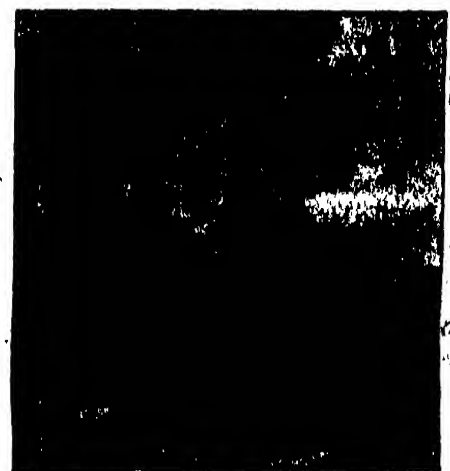
The present facility houses 328,000 square feet of exhibition and auditorium space. Under the proposal, this will be expanded to 700,000 square feet as additions above and next to the existing structure.



## 27 One Exeter Place office building

**Location:** Boylston, Exeter Streets, Back Bay.  
**Size:** 14 stories, 190,000 square feet of space.  
**Architect:** Jung/Brannen Associates, Boston.  
**Developer:** Boylston Partners, Lawrence Rubin, New York City, principal.  
**Status:** Scheduled for

Situated across the street from the Boston Public Library, it has a facade of brick and green-tinted glass, a mansard-style roof, bay windows, and a three-story landscaped atrium of marble and glass.



## 23 260 Franklin Street office building

**Location:** Franklin Street



Cost: \$2.3 million.



23

### 200 Franklin Street office building

**Location:** Franklin and Oliver Streets, financial district, across from Meridien Hotel.

**Size:** 23 stories, 350,000 square feet of office space.

**Architect:** Stubbins Associates, Cambridge.

**Developer:** Cabot, Cabot & Forbes of Boston.

**Status:** Under construction. Scheduled for completion in February.  
**Cost:** \$50 million.

Interest in developing the area grew after completion of One Post Office Square, the Meridien Hotel and a 40-story office tower on the opposite corner. The new structure already has been sold by the developer to out-of-state investors.

24

### Palme Webber office building

**Location:** 265 Franklin, at High and Oliver Streets, financial district, across from Meridien Hotel.

**Size:** 20 stories, 350,000 square feet of office space.

**Architect:** Goody, Clancy & Associates, Inc., Boston.

**Developer:** Richard H. Rubin, Rockville, Md.

**Status:** Scheduled for completion this year.

**Cost:** \$55 million.

This building's six-story base is faced with rough-finished red granite and recessed windows, and the upper portion, with polished pink granite. The first six floors surround a sky-lit atrium lobby, featuring a granite paved floor, plants, fountain and multilevel reflecting pools.



25

### Convention Center expansion

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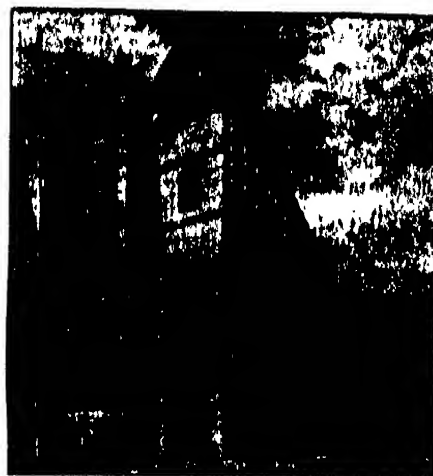
**Architect:** Kallman, McKinnell & Wood, Boston.

**Developer:** Massachusetts Convention Center Authority.

**Status:** Construction work scheduled to begin early next year.

**Cost:** \$120 million.

The present facility houses 320,000 square feet of exhibition and auditorium space. Under the proposal, this will be expanded to 700,000 square feet as additions above and next to the existing structure.



27

### One Exeter Place office building

**Location:** Boylston, Exeter Streets, Back Bay.

**Size:** 14 stories, 190,000 square feet of space.

**Architect:** Jung/Brannen Associates, Boston.

**Developer:** Boylston Partners, Lawrence Ruben, New York City, principal.

**Status:** Scheduled for completion this year.

**Cost:** \$30 million.

Situated across the street from the Boston Public Library, it has a facade of brick and green-tinted glass, a mansard-style roof, bay windows, and a three-story landscaped atrium of marble and glass.

26

### Wang Laboratories branch

**Location:** Kneeland Street near Chinatown.

**Size:** Ten stories, 100,000 square feet of space.

**Architect:** Anderson-Nichols & Co., Inc., Boston.

**Developer:** Wang Laboratories, Lowell.

**Status:** Under construction.

**Cost:** \$10 million.

The development represents a commitment made by Dr. An Wang, founder of Wang Laboratories, to locate a branch manufacturing plant in Boston's Chinatown area to expand job opportunities for the Chinese community and inner city blue-collar workers. About 300 employees are expected. The plant will produce computer components.



TED DAILY

## 28 Copley Square

**Location:** Copley Square.

**Size:** 2.4 acres.

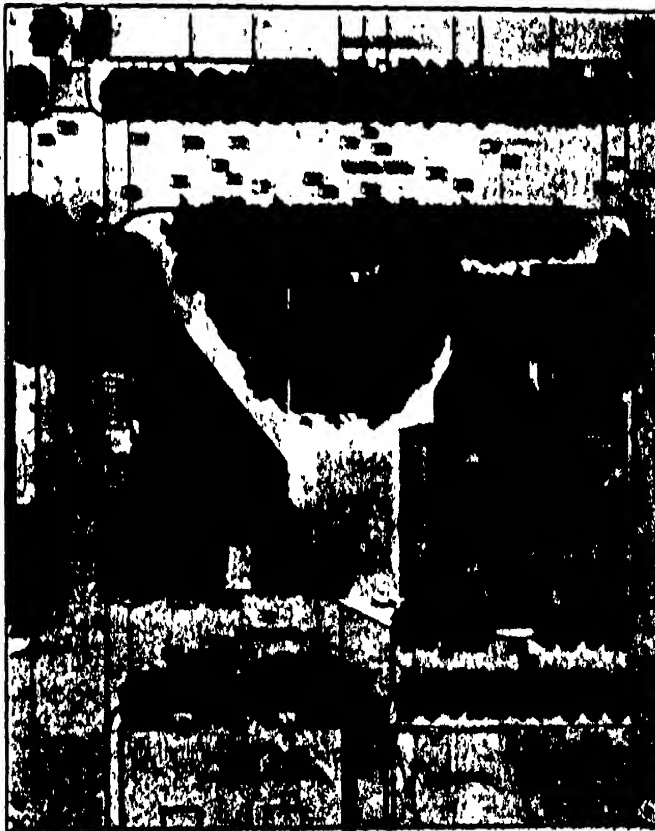
**Architect:** Dean Abbott of Clark & Rapuano of New York City.

**Developer:** City of Boston.

**Status:** Fund drive under way.

**Cost:** \$4 million.

This proposal calls for redesigning the present open space at Copley Square. The architect's design was chosen in a nationwide competition in which more than 300 were submitted. It provides for about 40 percent grass, more tree plantings, bringing the presently depressed park up to grade, installing a food-service kiosk and reworking the present fountain.



## 29 Federal office building

**Location:** Nashua, Causeway Streets, Lomasney Way, at North Station.

**Size:** Five to 11 stories, L-shaped structure with 800,000 square feet of space.

**Architect:** Stubbins Associates, Cambridge.

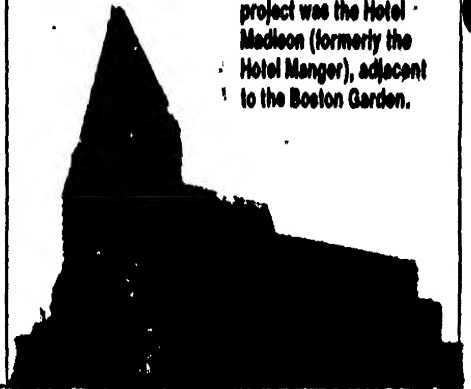
**Developer:** Federal General Services Administration.

**Status:** Under construction.

tion, completion scheduled for next year.

**Cost:** \$60 million.

The three blocks of the old West End neighborhood bordering North Station that were not demolished in the development of the Charles River Park residential-office-retail complex have been leveled to make way for this new federal building. Also demolished as part of the new project was the Hotel Madison (formerly the Hotel Manger), adjacent to the Boston Garden.



## 31 Embassy Suite hotel, Allston

**Location:** Soldiers Field Road, Allston, on former Coca-Cola plant property.

**Size:** 15 stories, 310 rooms.

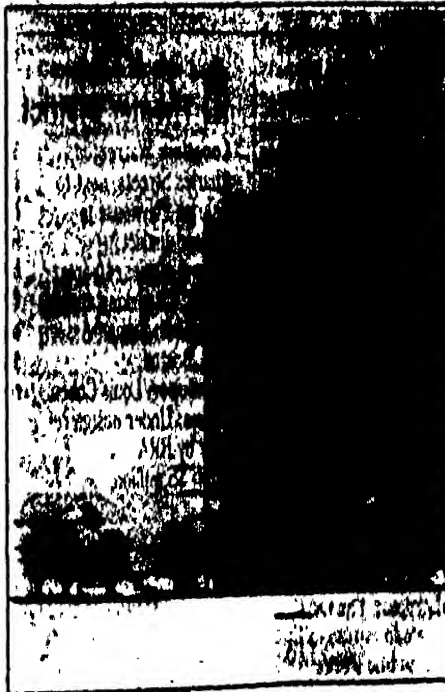
**Architect:** Jung/Brannen Associates, Boston.

**Developer:** Beacon Companies, Boston.

**Status:** Under construction.

**Cost:** \$35 million.

Hotel will have a swimming pool, sauna, restaurant and lounge, and meeting rooms.



## 32 Power Station condominiums

**Location:** Lincoln Wharf, Commercial Street, North End waterfront.

**Size:** 192 condominiums.

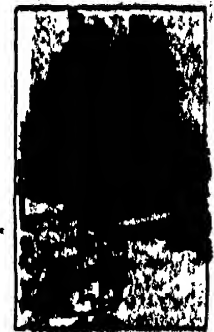
**Architect:** Boston Architectural Team.

**Developer:** San Marco Housing Corp., North End.

**Status:** Under construction. To be completed summer, 1985.

**Cost:** \$26 million.

Units will be sold at below market cost to moderate-income North End families. The old power station is being repainted into a 12-story apartment building. It will include a museum focusing on Italian-American interests.



## 30 China Trade Retail Center

**Location:** Washington and Boylston Streets, downtown.

**Size:** Six-story, 90,000 square foot building.

## 33 Theater district complex

**Location:** Tremont, Stuart Streets, theater district.

**Size:** 10 stories, 40,800



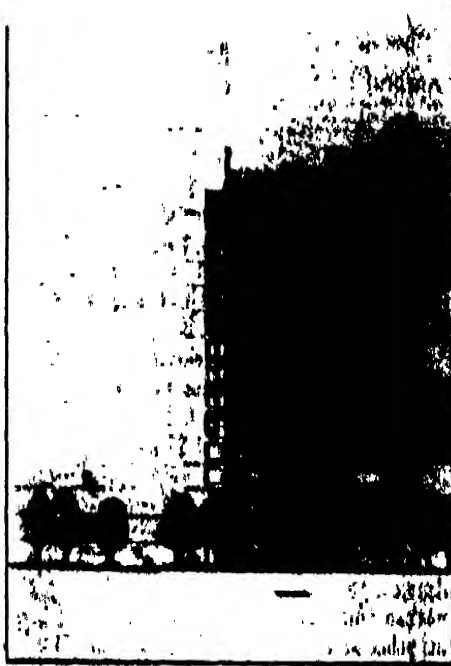


31

### Embassy Suite hotel, Allston

**Location:** Soldiers Field Road, Allston, on former Coca-Cola plant property.  
**Size:** 15 stories, 310 rooms.  
**Architect:** Jung/Brannen Associates, Boston.  
**Developer:** Beacon Companies, Boston.  
**Status:** Under construction.  
**Cost:** \$35 million.

Hotel will have a swimming pool, sauna, restaurant and lounge, and meeting rooms.



30

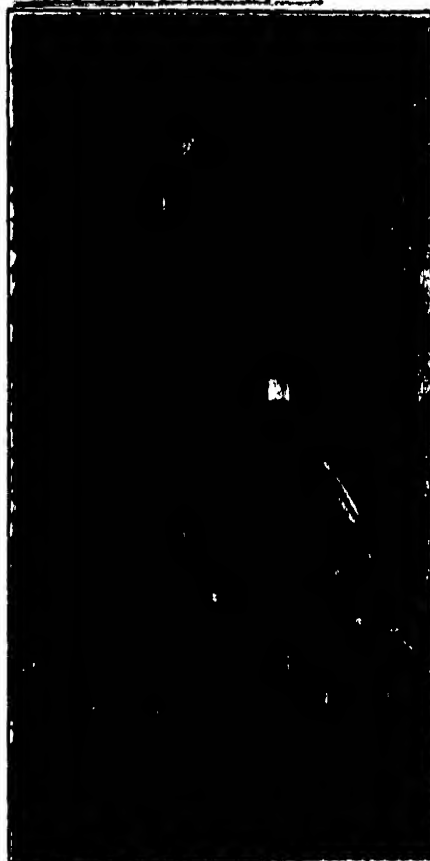
### China Trade Retail Center

**Location:** Washington and Boylston Streets, downtown.  
**Size:** Six-story, 90,000 square foot building.  
**Architect:** Boston Architectural Team, Boston.  
**Developer:** Bay Group, Boston and the Chinese Economic Development Council.

**Status:** Developers at this writing were still trying to complete the financing package for the project.  
**Cost:** \$10 million.

Existing Boylston Building, constructed in the late 1880s and now listed on the National Register of Historic Places, will be recycled for the Oriental retail and office center. First three levels (including basement) would be rebuilt as shopping mall for oriental shops and restaurants. The upper four floors will have offices.

### Theater district complex



**Location:** Tremont, Stuart Streets, theater district.  
**Size:** 10 stories, 40,800 square feet of space.  
**Architect:** Shepley Bulfinch, Richardson and Abbott.  
**Developer:** One Theater Plaza Associates, Herbert Gleason, Richard Pilla, George Apostolikas, principals.  
**Status:** Under design study by BRA.  
**Cost:** \$4.7 million.

This project is on a small site but is situated in a very conspicuous part of city, next to the Wilbur Theater. It calls for the first two floors for a restaurant, with room for a sidewalk cafe and meeting place area for theatergoers. It also proposes a 50-foot-high sculpture to serve as a focal point for the theater district.

### Power Station condominiums

**Location:** Lincoln Wharf, Commercial Street, North End waterfront.  
**Size:** 192 condominiums.  
**Architect:** Boston Architectural Team.  
**Developer:** San Marco Housing Corp., North End.  
**Status:** Under construction. To be completed summer, 1985.  
**Cost:** \$26 million.



Units will be sold at below market cost to moderate-income North End families. The old power station is being remod-

eled into a 12-story apartment building. It will include a museum focusing on Italian-American interests.



### Constitution Plaza

**Location:** Hoosac Pier, Charlestown, next to Constitution Pier.  
**Size:** 2-story and 3-story office buildings, total 160,000 square feet of office space. Pier leased to developers by Massachusetts Port Authority.  
**Architect:** George Reese, Quincy.  
**Developer:** Hoosac Pier Co., joint venture of O'Connell Development Co., Inc. and Corcoran

Mullins, Jennison, Inc., both of Quincy.  
**Status:** Under construction.  
**Cost:** \$7 million.  
 Development calls for office buildings, a waterfront restaurant, landscaped areas and a pedestrian walkway around the entire edge of the pier. Hoosac Pier was once a busy shipping terminal.

## 35 Waterfront development

**Location:** Piers One, Two and Three at Fort Point Channel, adjacent to Pier Four Restaurant.

**Size:** 18 acres, 1000-room Hyatt hotel; 800 to 1000 condominiums, retail and garage spaces.

**Architect:** Tentative planning concepts first presented by Hellmuth, Obata and Kassabaum of New York.

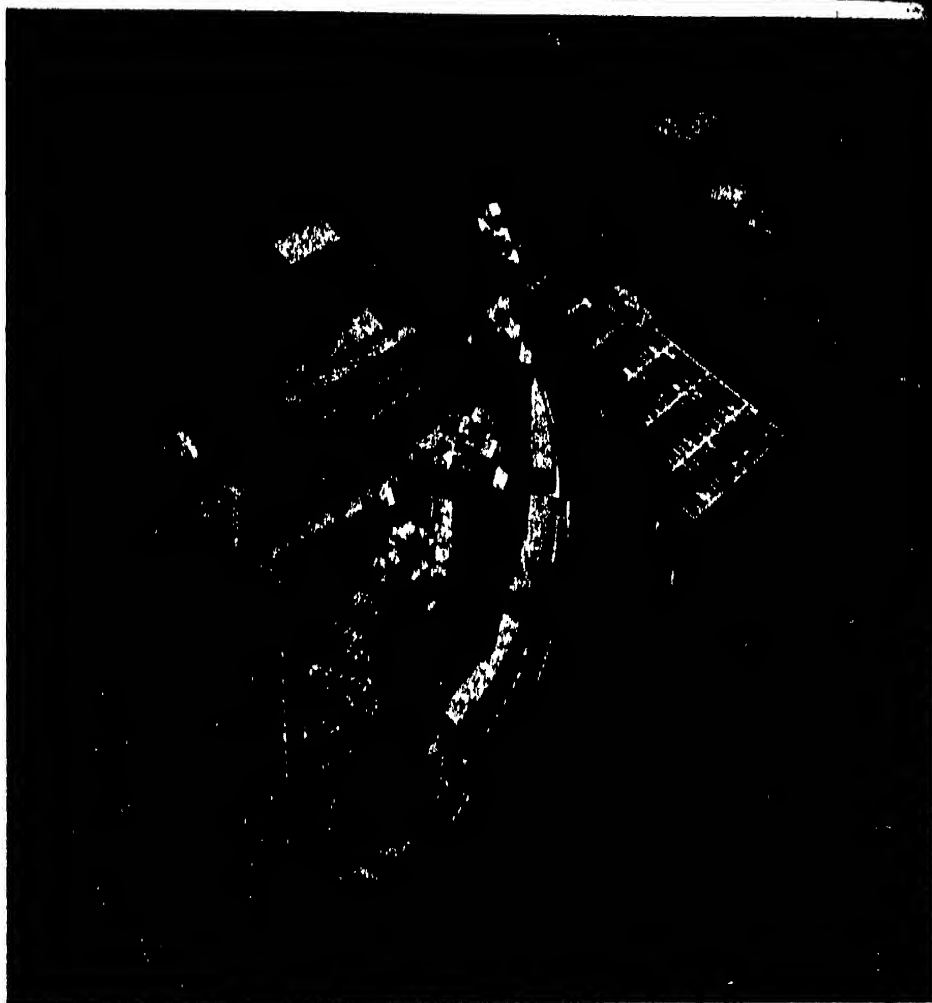
New architect for more detailed designs, expected to differ from initial concepts, is Cesar Pelli, New Haven, Conn., retired dean of Yale University School of Architecture.

**Developer:** HBC Associates, Boston, comprising joint venture with Carpenter Properties of Boston, headed by Richard Friedman; A.N. Pritzker, Chicago, vice chairman of Hyatt Corp., and Anthony Athanas, owner and operator of Pier Four Restaurant and owner of Piers One, Two and Three.

**Status:** Intensive design review is expected to be conducted in coming months for this very important waterfront project by developers, BRA and a Citizens' Advisory Committee.

**Cost:** \$400 million.

This project was announced in April 1982 but only very preliminary concepts were shown then. Since then architect Cesar Pelli has been hired to do the grand design but his concepts have not been disclosed as of magazine edition time. Development would include town houses and residential towers, marina uses and restaurants and public open spaces.



## 36 Government Center garage

**Location:** New Sudbury; New Chardon, New Congress Streets, Government Center.

**Size:** Existing five-story, block long, 2000-car garage. Developer will add two floors of office space totalling 250,000 square feet and 20,000 square feet of retail space.

**Architect:** Mintz Associates of Boston.

**Developer:** Government center Garage Realty Trust, Myrna Putziger, Boston, and Richard H. Rubin, Rockville, Md., trustees.

**Status:** City sold garage to developers for \$20.5 million. Work on addition and improvements were scheduled to start this fall.

**Cost:** \$17 million for addition and improvements.



Garage was built in '60s as part of the Government Center urban renewal project. The new owner is committed to financing public works improvements around the garage area, including landscaping, new brick sidewalks, tree plantings and planters, and renovation of the waiting area for riders of MBTA buses.

## 38 Theater District Apartments

**Location:** Warrenton, Charles Streets, next to Charles Playhouse in theater district.

**Size:** 8 stories, 40 apartments, 13 parking spaces.

**Architect:** August Associates, Boston.

**Developer:** Louis Cohen.

**Status:** Under design review by BRA.

**Cost:** \$5 million.

This project calls for a brick-faced building containing condominiums that would sell for between \$110,000 and \$120,000, including 30 one-bedroom units and 10 units with two bedrooms.



## 39 Office building, 399 Boylston Street

**Location:** Between Arlington, Berkeley Streets on the north side of Boylston Street.

**Size:** 13-stories, 195,000 square feet of office space, 14,000 square feet of retail space.

**Architect:** CBT/Childs, Bertman, Tseckares and Casendino, Inc., Boston.

**Developer:** Codman/Pilgrim Associates, a joint venture of principals of The Codman Co., Inc. and Pilgrim Management Corp. New England Life Insurance Co. also a joint venture partner.

**Status:** Scheduled for completion this fall.

**Cost:** \$36 million.

36

## Massachusetts Technology Center

**Location:** Logan Airport, Bird Island Flats, East Boston.

STEVE ROSENTHAL

anas, owner and operator of Pier Four Restaurant and owner of Piers One, Two and Three.

### 36 Massachusetts Technology Center

**Location:** Logan Airport, Bird Island Flats, East Boston.  
**Size:** 20 acres, one million square feet of building space.  
**Architect:** Skidmore, Owings & Merrill, Boston.  
**Developer:** Massachusetts Technology Center Associates, a subsidiary of Macomber Development Co., Boston. A Massachusetts Port Authority-initiated project.  
**Status:** Under construction.  
**Cost:** \$130 million.

The Massachusetts Port Authority is leasing land to developers who envision a commercial park for high technology companies, airport shippers and service industries for research, development, assembly, distribution and business offices.

### 37 Government Center garage

**Location:** New Sudbury, New Chardon, New Congress Streets, Government Center.  
**Size:** Existing five-story, block long, 2000-car garage. Developer will add two floors of office space totalling 250,000 square feet and 20,000 square feet of retail space.  
**Architect:** Mintz Associates of Boston.  
**Developer:** Government Center Garage Realty Trust, Myrna Putinger, Boston, and Richard H. Rubin, Rockville, Md., trustees.  
**Status:** City sold garage to developers for \$20.5 million. Work on addition and improvements were scheduled to start this fall.  
**Cost:** \$17 million for addition and improvements.

Garage was built in '60s as part of the Government Center urban renewal project. The new owner is committed to financing public works improvements around the garage area, including landscaping, new brick sidewalks, tree plantings and planters, and renovation of the waiting area for riders of MBTA buses.

### 38 Theater District Apartments

**Location:** Warrenton, Charles Streets, next to Charles Playhouse in theater district.  
**Size:** 8 stories, 40 apartments, 13 parking spaces.  
**Architect:** August Associates, Boston.  
**Developer:** Louis Cohen.  
**Status:** Under design review by BRA.  
**Cost:** \$5 million.

This project calls for a brick-faced building containing condominiums that would sell for between \$110,000 and \$120,000, including 30 one-bedroom units and 10 units with two bedrooms.

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**Developer:** Codman/Pilgrim Associates, a joint venture of principals of The Codman Co., Inc. and Pilgrim Management Corp., New England Life Insurance Co., also a joint venture partner.  
**Status:** Scheduled for completion this fall.  
**Cost:** \$36 million.

The building has a facade of red brick and limestone, with bay windows on the lower floors and arched windows on upper floors. It is capped with five stories of reflective glass.

### 40 Boscom High Tech market center

**Location:** Former Commonwealth Pier building, Northern Avenue, Fort Point Channel.  
**Size:** 1.4 million square feet of space.  
**Architect:** Dyer/Brown Associates, Inc., Boston.  
**Developer:** FMR Properties, a subsidiary of Fidelity Investments, Boston.  
**Status:** Leasing under way for high tech tenants.  
**Cost:** \$100 million.

regional marketplace for the computer and electronics communications industries. The center will hold trade shows and major conferences, as well as smaller regular meetings dealing with industrywide issues. A small hotel is included in plans for a later stage. So far, developers have experienced delays in completing the project and some difficulty in finding the proposed number of tenants.

The concept of this proposal is to have high-tech companies open showrooms in Boscom which would serve as a





### 41 Roxbury housing for elderly, handicapped

**Location:** 2893 Washington st. near Marcella Street, Washington Park, Roxbury.  
**Size:** 17-story apartment building, with 145 units.  
**Architect:** Skid Associates, Inc., Boston.

**Developer:** Council of Elders Housing Corp., non-profit organization sponsored by Council of Elders, Inc. of Roxbury.  
**Status:** Under construction.  
**Cost:** \$9.1 million.

This development, part of the BRA's Washington Park urban renewal project, is being built on property formerly occupied by Notre Dame Academy. Rentals for all units are to be subsidized with federal funds.

### 42 The Shipway condominiums

**Location:** Charlestown Navy Yard.

**Size:** 21 homes of one, two and three bedrooms.

**Architect:** CBT/Childs Bertman Tackares & Casendino, Inc., Anthony Casendino, principal in charge.

**Developer:** Immobiliare of New England, a subsidiary of ICOS Corp. of America, Rome, Italy, and New York City.

**Status:** Under construction, scheduled for completion this year.  
**Cost:** \$2.4 million.

This is the first phase of more than 100 condominiums expected to be built in the Navy Yard. It is being built on two large concrete inclined ramps constructed in 1929 and 1946 for building and launching ships. The units are expected to sell for more than \$100,000 each.



### 43 City Square elderly housing

**Location:** Warren, Park Streets, near City Square, Charlestown.

**Size:** 120 one-bedroom rental units.

**Architect:** Boston Architectural Team, Boston.

**Developer:** Boston Catholic Archdiocese.

**Status:** Under design review by BRA, construction start scheduled for this year.  
**Cost:** \$4 million.

This is the recycling of the old St. Mary's Grammar School into low-income, subsidized housing containing 31 units plus the construction of two new wings on Warren Street, one seven stories high, the other four stories. The wings will contain 85 one-bedroom units and four studios.



### 44 City Square condominiums

**Location:** Park, Warren, Winthrop, Main Streets, next to John Harvard Mall, near City Square, Charlestown.

**Size:** 80 condominium apartments.

**Architect:** Mintz Associates, Boston.

**Developer:** Paramount Development Associates, a subsidiary of the Perini Land and Development Co., Framingham.

**Status:** Under design review by BRA. Construction start scheduled for this year.

**Cost:** \$6 million.

New three- and four-story brick buildings will be built along Main Street to house 80 condominiums and parking for 82 cars. The rehabilitated historic Austin Block building will be incorporated into the housing design and serve as office space. Also, an old surplus Harvard elementary school building will be restored and used as a major lobby entrance to the housing complex and will contain community meeting spaces.



### 45 Tontine Crescent condominiums

**Location:** Main, Henley, Winthrop Streets, near City Square, Charlestown.

**Size:** 52 condominiums and nine market-rate (non-subsidized) rental units.

**Architect:** Barry Koretz Associates of Boston.

**Developer:** John Adams, Charlestown.

**Status:** Under design study by BRA, start of construction scheduled for later this year.  
**Cost:** \$7 million.

This project calls for the construction of three- and four-story buildings and rehabilitation of some old structures. It represents an architectural copy of the Charles Bulfinch-designed Tontine Crescent building that once stood on Franklin Street, downtown.

### 46 Columbia Point housing project

**Location:** Vernon Street, Dorchester, near Columbia Circle.

**Size:** 51 acres.

**Architect:** Goody, Clancy & Associates of Boston and Mintz Associates of Boston.

**Developer:** Corcoran, Mullins, Jennison, Inc., Quincy; Peabody Construction Corp., John B.



### 47 Office building at Bayside

**Location:** Bayside Exposition Center, Columbia Point, Dorchester.

**Size:** 5 stories, 145,000 square feet of space.

**Architect:** George Ross, Quincy.

**Developer:** O'Connell (William and Peter) Development Co. and Corcoran, Mullins, Jennison, Inc.,

This development, part of the BRA's Washington Park urban renewal project, is being built on property formerly occupied by Notre Dame Academy. Rentals for all units are to be subsidized with federal funds.

The units are expected to sell for more than \$100,000 each.

Developer: Paramount Development Associates, a subsidiary of the Perini Land and Development Co., Framingham.  
Status: Under design review by BRA. Construction start scheduled for this year.  
Cost: \$6 million.

corporated into the housing design and serve as office space. Also, an old surplus Harvard elementary school building will be restored and used as a major lobby entrance to the housing complex and will contain community meeting spaces.



construction of three- and four-story buildings and rehabilitation of some old structures. It represents an architectural copy of the Charles Bulfinch-designed Ten-Tine Crescent building that once stood on Franklin Street, downtown.

## 46 Columbia Point housing project

Location: Vernon Street, Dorchester, near Columbia Circle.

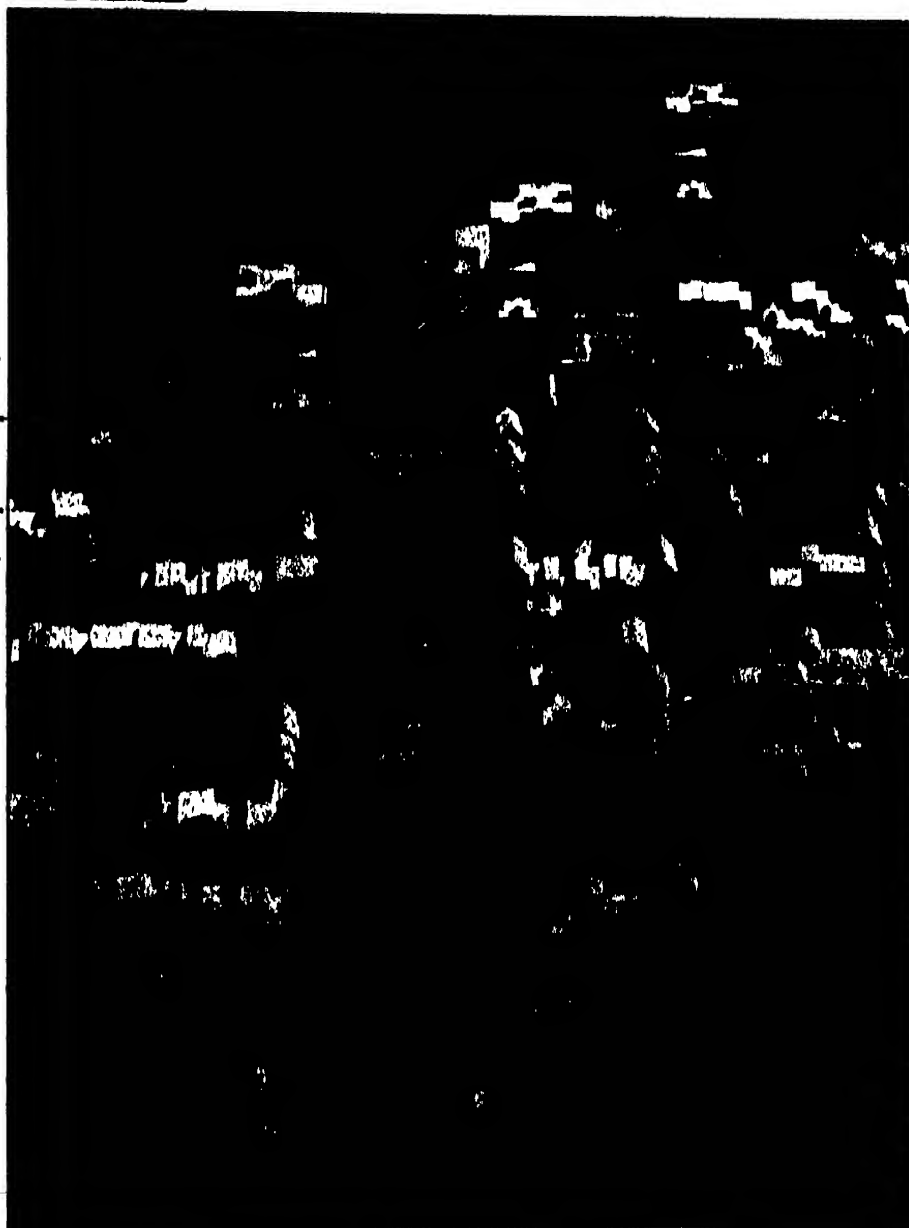
Size: 51 a.c.

Architect: Goody, Clancy & Associates of Boston and Mintz Associates of Boston.

Developer: Corcoran, Mullins, Jennison, Inc., Quincy; Peabody Construction Co., Braintree; John B. Cruz Construction Co., Roxbury; National Housing Partnerships, Washington, D.C.; Columbia Point Community Task Force and Robert Kuehn and Thomas Finnerly, Cambridge, in cooperation with Boston Housing Authority and Boston Redevelopment Authority.

Status: Under planning and design.  
Cost: \$135 million.

Focus is on revitalizing and changing the rundown, low-income public housing project of 1400 units into mixed-income housing. Half of the buildings will be demolished, others rehabilitated and town houses and mid-rise (up to 12 floors) buildings erected. There will be a central mall, recreation facilities, and waterfront park.



## 47 Office building at Bayside

Location: Bayside Exposition Center, Columbia Point, Dorchester.

Size: 5 stories, 145,000 square feet of space.

Architect: George Ross, Quincy.

Developer: O'Connell (William and Peter) Development Co. and Corcoran, Mullins, Jennison, Inc., both of Quincy.

Status: Under construction.  
Cost: \$9 million.

This is one of two office buildings planned as an expansion of the exposition center, which was developed from the old Bayside shopping mall, vacant for 10 years. It will expand operations of the wholesale fashion apparel industry, which now has its headquarters at that center.



File - Serial Charge Out  
FD-5 (Rev. 6-17-70)

File 1940 450 Date \_\_\_\_\_  
Class. Case No. Last Serial

☐ Pending ☐ Closed

Serial No. Description of Serial Date Charged

14 Permanently Charged Out To 2/24/87  
1940 - 420 - Sub Q

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## FEDERAL BUREAU OF INVESTIGATION

Date of Transcription 9/30/86

1

[redacted] Street, Brookline, Massachusetts, telephone number [redacted], was advised of the identity of the interviewing Agent and the nature of the inquiry. He thereafter furnished the following information:

[redacted] is employed as a [redacted] for the Boston Redevelopment Authority (BRA), Boston, Massachusetts, and has been so employed since [redacted] is the [redacted] for that agency and [redacted] when called upon.

[redacted] stated that the general policy of the BRA on 99% of these occasions is that [redacted] to the media has been cleared by the Director of the BRA.

The present Director of the BRA is STEVEN COYLE and his predecessor was ROBERT RYAN. RYAN was Director from September, 1978 through July, 1984.

[redacted] recalls receiving a telephone call on or about January 7, 1984, from Globe Reporter [redacted]. He recalls that [redacted] asked various questions about the connection between the Clarendon Building, which was owned by John Hancock Mutual Life Insurance Company, and Hancock's grant to Boston University. [redacted] learned from [redacted] that the John Hancock Mutual Life Insurance Company had sought BRA approval to build their tower in Copley Square in 1969. John Hancock Mutual Life Insurance Company also agreed to tear down its own Clarendon Street Building and create a city park. Another idea was to use the building as a children's museum, but the museum was later located at Fort Point Channel, Boston, Massachusetts. Later John Hancock

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Investigation on 9/22/86 at Boston, Massachusetts File#194C-450-17

by SA [redacted] dac

Date dictated 9/23/86

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Continuation of \_\_\_\_\_, On 9/22/86, Page 2

said it needed the Clarendon Building and was allowed by the BRA to keep this building.

\_\_\_\_\_ was asking \_\_\_\_\_ various questions about this transaction.

\_\_\_\_\_ stated that when he received this telephone call from \_\_\_\_\_, he was not aware of any negotiations by the BRA or the City of Boston with John Hancock Mutual Life Insurance Company regarding the Clarendon Building. \_\_\_\_\_ advised \_\_\_\_\_ that he would speak with \_\_\_\_\_ and re-contact \_\_\_\_\_ later that day.

\_\_\_\_\_ went and spoke with \_\_\_\_\_ regarding the inquiry that had been made by \_\_\_\_\_

\_\_\_\_\_ informed \_\_\_\_\_ that during the late 1960's or early 1970's, John Hancock Mutual Life Insurance Company had received approval from the City of Boston to build the new John Hancock Tower. The official policy or decision that was made with the City of Boston was that John Hancock Mutual Life Insurance Company would make the Clarendon Building, which was owned by John Hancock Mutual Life Insurance Company, available to the City of Boston as a public amenity. A great deal of time had gone by before John Hancock Mutual Life Insurance Company opened their new office tower.

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By 1980, 1981, or 1982, the John Hancock Mutual Life Insurance Company made a proposal to the City of Boston to rehabilitate the Clarendon Building and keep this building for its own use.

\_\_\_\_\_ was informed by \_\_\_\_\_ that the general feeling at the Boston Redevelopment Authority was that the City did not need another public/cultural space which would have been created when the Clarendon Building was raised. At this point, the City of Boston was contemplating rehabilitating Copley Square and the theater district in downtown Boston.

\_\_\_\_\_ further explained to \_\_\_\_\_ that the idea in late 1969 or early 1970 was to tear down the old Clarendon Street Building and create a city park or to use this building as the children's museum. These plans no longer held merit in 1980.

\_\_\_\_\_ also informed \_\_\_\_\_ that John Hancock Mutual Life Insurance Company was a major employer in the City of Boston and the company needed additional space. From the city's point of view, John Hancock Mutual Life Insurance Company had submitted quality plans for rehabilitating this building and it would remain on the tax rolls for the City of Boston.

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Continuation of \_\_\_\_\_, On 9/22/86, Page 3

\_\_\_\_\_ further informed \_\_\_\_\_ that there was no connection between the Clarendon Street Building and John Hancock's grant to Boston University.

Prior to \_\_\_\_\_'s telephone call, \_\_\_\_\_ was not aware of any negotiations that the BRA may have had with John Hancock Mutual Life Insurance Company regarding the Clarendon Building.

\_\_\_\_\_ further explained that as \_\_\_\_\_ he is not privy to negotiations and transactions regarding various projects in the City of Boston until there is an \_\_\_\_\_ by the BRA.

\_\_\_\_\_ advised that after the \_\_\_\_\_ article appeared in the Boston Globe on January 7, 1984, he believes he learned at a BRA meeting that at some point in 1983, a question had arisen by which John Hancock Mutual Life Insurance Company should help fund the improvements in Copley Square. Several of the large abutters in the Copley Square area had made contributions and it was his impression that John Hancock should also contribute to the Copley Square Redevelopment because Hancock had once promised to create public space when the Clarendon Building was raised. The Clarendon Building was never raised so it was his impression that John Hancock should donate to the Copley Square improvements.

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He recalls at least two stories appearing in the Boston newspapers questioning why John Hancock never contributed to the Copley Square improvements. One article was written by \_\_\_\_\_ on how John Hancock Mutual Life Insurance Company had not honored their agreement with the city regarding the Clarendon Building.

After the newspaper articles questioning John Hancock's commitment to the City of Boston, he thought it was a unique way of filling their public commitment by donating four million dollars to Boston University. This four million dollar commitment by John Hancock Mutual Life Insurance to Boston University was unusual in his experience.

\_\_\_\_\_ advised that \_\_\_\_\_ was a WHITE political appointee and \_\_\_\_\_ was never a part of \_\_\_\_\_'s inner circle. He was not close to the WHITE political machine.

\_\_\_\_\_ stated that DAN AHEARN (deceased), formerly of the Back Bay Federation, would have raised the roof over John Hancock's contribution of four million dollars to Boston University.

It is \_\_\_\_\_'s understanding that since KEVIN WHITE left office, he became a professor at Boston University.

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Continuation of [redacted], On 9/22/86, Page 4

It is his understanding that [redacted], a former political appointee of WHITE's, is also doing consulting work at Boston University. [redacted] is KEVIN WHITE's [redacted] at Boston University.

Also [redacted] former Mayor KEVIN WHITE, is also employed in some capacity at Boston University.

[redacted] to former Mayor KEVIN WHITE, also lectures at Boston University.

Also, once [redacted] is doing consulting work at Boston University.

[redacted] was served a copy of a Federal Grand Jury subpoena from the District of Massachusetts, Boston, Massachusetts, dated September 18, 1986. This subpoena called for his personal appearance before a Federal Grand Jury at Boston, Massachusetts, on September 24, 1986.

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File - Serial Charge Out  
FD-5 (Rev. 6-17-70)

File 1940 450 Date \_\_\_\_\_  
Class. Case No. Last Serial

☐ Pending ☐ Closed

Serial No. Description of Serial Date Charged

1B-61 Intentionally Charged Out To 2/24/87  
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Location

# Memorandum



To : SAC, BOSTON (194C-420) (P)

Date 12/1/86

From : SA [redacted]

Subject : KEVIN H. WHITE,  
FORMER MAYOR,  
CITY OF BOSTON;  
CORRUPTION WITHIN THE  
BOSTON REDEVELOPMENT AUTHORITIES;  
HOBBS ACT - CPO;  
EXTORTION; MAILFRAUD  
00: BOSTON

On 10/30/86, AUSA [redacted] requested the writer to furnish the numbered address for [redacted] who owned a home on [redacted] Avenue in [redacted], Massachusetts. [redacted] also requested the numbered address for a condominium unit owned by [redacted] on [redacted] Lane in Boynton Beach, Florida.

On 10/30/86, writer telephonically contacted [redacted] SA, Ft. Lauderdale RA and requested the number address for [redacted]'s residence on [redacted] Lane in Boynton Beach, Florida. [redacted] advised that she would obtain this information and furnish it to SA [redacted] on 11/5/86.

On 10/30/86, writer telephonically contacted SA [redacted] Hyannis RA, and requested that he determine the number for [redacted]'s residence located on [redacted] Avenue in [redacted] Massachusetts.

On 11/4/86, SA [redacted] advised writer that [redacted] no longer owns the residence at number [redacted] Avenue in [redacted] Massachusetts. [redacted] supposedly sold this residence to an individual with the last name of [redacted]

On 11/6/86, SA [redacted] advised that [redacted] Street, Boston, Massachusetts, purchased a residence at number [redacted] Lane, [redacted] Massachusetts. [redacted] advised that the

3 - Boston  
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purchase price on this residence was \$1,550,000. The residence is located on 1.9 acres of land. [ ] supposedly obtained a mortgage from the BOSTON SAFE DEPOSIT AND TRUST COMPANY. [ ] advised that contact with postal employees determined that [ ] receives mail at the residence of [ ] Lane, [ ] Massachusetts.

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The above information was furnished to AUSA [ ] on 11/4/86 by SA [ ]

File - Serial Charge Out  
FD-5 (Rev. 6-17-70)

File 1940 450 Date 10/17/86  
Class. Case No. Last Serial

☐ Pending ☐ Closed

Serial No. Description of Serial Date Charged

6	FD 125	10/17/86
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<del>9</del>	<del>FD 125</del>	<del>11/7/86</del>
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FEDERAL BUREAU OF INVESTIGATION  
FOIPA  
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Page 21 ~ Duplicate to 194-HQ-6290

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## FEDERAL BUREAU OF INVESTIGATION

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Date of Transcription 9/30/86

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[redacted]  
John Hancock Mutual Life Insurance Company, Boston, Massachusetts, telephone number [redacted] was advised of the identities of the interviewing Agents and the nature of the inquiry. He thereafter furnished the following information:

[redacted] resides at [redacted] Road, Winchester, Massachusetts, telephone number [redacted]

[redacted] has been employed by the John Hancock Mutual Life Insurance Company for a period of [redacted] years.

On January 1, 1982, he became [redacted] of John Hancock Mutual Life Insurance Company. Prior to that from January, 1979 until his present position, he was [redacted]. From October, 1972 until January, 1979, he held a position of [redacted]. During this period of time, he had the official responsibility for real estate.

From August 1, 1965 through October, 1972, he was [redacted] at John Hancock Mutual Life Insurance Company.

[redacted] explained that the John Hancock Mutual Life Insurance Company began construction on their tower building during August, 1968. The Hancock Tower was not completed and occupied until the last week of January, 1976. Originally the Hancock Tower was intended to be occupied during late 1972 or early 1973. The Hancock Tower consists of 62 architectural stories and of two million square feet of office space.

9/17/86  
Investigation on 9/18/86 at Boston, Massachusetts File#194C-450 - 63

SA [redacted]  
by SA [redacted]

JJL/dac

Date dictated 9/23/86

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Continuation of [redacted], On 9/17/86 and 9/18/85, Page 2

It was originally thought that the Hancock Tower would satisfy Hancock's office space needs until at least the year 2000.

[redacted] advised that [redacted] John Hancock Mutual Life Insurance Company, was the officer in charge of home office real estate until he retired during [redacted]. It was at this point that [redacted] became [redacted] and had the official responsibility for real estate. [redacted] oversaw the day to day operations of [redacted] who was in charge of the tower construction. [redacted] was [redacted] in administrative operations and home office real estate.

It was during October, 1972, that both [redacted] retired from John Hancock Mutual Life Insurance Company.

[redacted] advised that he does not recall any meetings with city officials regarding the Clarendon Building and the John Hancock Tower. The negotiations regarding the tower and the Clarendon Building were handled by [redacted] with John Hancock's Investment Real Estate Division. These people had dealings with city officials and the various agencies from the City of Boston regarding the approvals of the Hancock Tower and the Clarendon Building.

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ROBERT LONDERGAN (deceased) was the individual from John Hancock's Law Department who assisted with the legal matters regarding the aforementioned project.

Hancock's agreement with the City of Boston was that once the Hancock Tower was completed, the old Clarendon Building (which was owned by John Hancock) would be demolished and a city park would be created. Also John Hancock Mutual Life Insurance Company agreed to finish the exterior facade on the Berkeley Building and also construct a small addition that would be used as a public service facility.

At this point of the interview, [redacted] requested that [redacted] for John Hancock Mutual Life Insurance Company be present. [redacted] stated that [redacted] is also a member of the Board of Directors of John Hancock.

[redacted] explained that while the Hancock Tower was being constructed, Copley Square was being rehabilitated and open space

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Continuation of [REDACTED], On 9/17/86 and 9/18/85, Page 3

was created in front of Trinity Church. This open space had some effect on the wind currents in that area and that any additional open space would be very undesirable because of the high winds, etc.

[REDACTED] John Hancock Mutual Life Insurance Company, met on at least two occasions with former Mayor KEVIN WHITE, City of Boston, regarding the Clarendon Building. The original plans and agreement with the City of Boston regarding the Clarendon Building was that once the Hancock Tower was completed, the Clarendon Building would be raised. During 1971 through 1972, there were a series of incidents of glass failure at the Hancock Tower which were potentially very hazardous. A decision had been made by Hancock officials as well as various agencies from the City of Boston that all glass in the Hancock Tower would be removed and replaced with plywood until a remedy could be found regarding the glass failure. He believes it was during late 1974 that a resolution was reached and the glass began to be replaced in the tower.

During this period of time, [REDACTED] believes there was an oral agreement between John Hancock Mutual Life Insurance Company and the City of Boston by which the plans for raising the Clarendon Building would be suspended until the Hancock Tower glass problem was resolved and the building occupied.

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[REDACTED] learned of the aforementioned agreement between John Hancock and the City of Boston from the [REDACTED]  
[REDACTED]

Hancock began to move its people into the tower building all through 1976 and early 1977. At this point, all employees from the Clarendon Building had been moved into the Hancock Tower.

[REDACTED] stated that in 1976 or 1977, two things happened regarding the Clarendon Building. A proposal emerged (not from John Hancock Mutual Life Insurance Company) that the Clarendon Building should be rehabilitated and occupied by a non-profit institution. He heard of this proposal through [REDACTED]  
[REDACTED] John Hancock. [REDACTED] stated that this proposal never materialized and he cannot recall the reasons why it did not materialize.

Also sometime during 1976 or 1977, former Mayor KEVIN WHITE made a visit to the John Hancock Tower with some dignitary. It was during this visit that Mayor WHITE met with [REDACTED]  
[REDACTED] John Hancock Mutual Life Insurance Company. The Mayor stopped by to say hello to [REDACTED] and it was during this visit that [REDACTED] said to the Mayor that we should get together and talk about the resolution of the Clarendon Building. John

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Continuation of [REDACTED], On 9/17/86 and 9/18/85, Page 4

Hancock Mutual Life Insurance officials had heard that the City of Boston was beginning to question additional open space in that area because of the wind situation. It was the City of Boston that first indicated to John Hancock Mutual Life Insurance Company that the Clarendon Building could possibly remain standing and remain a tax-producing piece of property.

Sometime in 1978 or 1979, [REDACTED] was invited to the Parkman House, Beacon Street, Boston, Massachusetts, by Mayor WHITE to discuss the Clarendon Building. [REDACTED] asked [REDACTED] to accompany him to this meeting. [REDACTED] recalls that this meeting took place at approximately 8:30 or 9:00 AM and in attendance were himself, [REDACTED] and Mayor KEVIN WHITE. During this breakfast meeting, they spoke about the Clarendon Building in general terms. [REDACTED] also recalls that [REDACTED] updated the Mayor on the present condition of the Hancock Tower and also the possible use of the Clarendon Building for a non-profit entity. He recalls there was some discussion about the pros and cons about raising the Clarendon Building as opposed to retaining the building. [REDACTED] could not recall if this topic was initiated by the Mayor or [REDACTED]

[REDACTED] wanted to ascertain from the Mayor what should be done with the Clarendon Building. The Mayor informed these individuals that he (the Mayor) would re-contact them at a later date with his decision. [REDACTED] in his mind, thought that the Mayor would get back to them within a few weeks.

When [REDACTED] went into this meeting, he was fully convinced that John Hancock would tear down the Clarendon Building. [REDACTED] believes there was a second meeting with the Mayor regarding this subject but he is not sure when this meeting took place, the date and who attended.

On January 1, 1979, [REDACTED] became [REDACTED] of John Hancock Mutual Life Insurance Company. [REDACTED] believes that sometime after this date, there may have been a proposal from the City of Boston asking John Hancock Mutual Life Insurance Company if they would be interested in keeping the Clarendon Building. This proposal would allow Hancock to use the Clarendon Building provided there was some public use. [REDACTED] heard of this proposal through ROBERT LONDERGON and [REDACTED]. The City of Boston also needed additional space and if Hancock agreed to allow the City to use some of the Clarendon Building's space, the City would allow the Clarendon Building to remain standing.

Again, [REDACTED] stated that this proposal did not stem from John Hancock Mutual Life Insurance Company but rather from the City of Boston.

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Continuation of [REDACTED] ,On 9/17/86 and 9/18/85 ,Page 5

John Hancock Mutual Life Insurance Company was not agreeable to this proposal because Hancock did not want any third parties in their buildings, certainly not a city agency. According to [REDACTED] that proposal never went anywhere except it clarified for the officials at John Hancock Mutual Life Insurance Company that maybe the Clarendon Building would not have to be raised.

[REDACTED] believes that sometime in 1979 the Mayor's Office or the Mayor WHITE called [REDACTED] or he [REDACTED] possibly called the Mayor requesting a meeting regarding the status of the Clarendon Building. It was during this time-frame that John Hancock Mutual Life Insurance Company began to feel space constraints in their tower building. Again the Clarendon Building had been vacant since the Tower was occupied during late 1976 or early 1977.

Because of additional needed office space, John Hancock Mutual Life Insurance Company hoped that if there was some chance that the Clarendon Building could be salvaged, they would like to save this building for their needed space.

[REDACTED] advised that on October 10, 1979, [REDACTED] John Hancock Mutual Life Insurance Company, and [REDACTED] (Meredith and Grew) met with [REDACTED] for the purpose of requesting that John Hancock be allowed to re-assess the use of the Clarendon Building. [REDACTED] advised that the Boston Redevelopment Authority (BRA) would take this request under advisement.

During September, 1979, [REDACTED] received a verbal indication from the BRA through [REDACTED] that the City would not object to John Hancock re-assessing the use of the Clarendon Building.

On June 9, 1980, the Director's Building Committee approved the vertical scheme of rehabilitation on the Clarendon Building and authorized the appropriate Hancock officials to make a proposal to the City of Boston. This scheme provided a capital outlay of approximately \$22,000,000 and provided approximately 200,000 square feet of Class A office rental space and 200,000 square feet for John Hancock's administrative use.

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Continuation of [ ] , On 9/17/86 and 9/18/85 , Page 6

During July, 1980, [ ] met with Mayor KEVIN WHITE and [ ] . During this meeting, the Mayor indicated he did not object to John Hancock presenting a new proposal on the Clarendon parcel but made it quite clear that such a proposal must include some sort of a commitment to the City of Boston.

On August 12, 1980, John Hancock made a formal presentation to the BRA. Representing John Hancock Mutual Life Insurance Company was [ ] (Meredith and Grew), and [ ] (Jung Brannen Associates). The proposal that was presented to the BRA included approximately 10,000 square feet of office space on the first floor which would be for public use.

During October, 1980, John Hancock Mutual Life Insurance Company officials learned through [ ] [ ] indicated that the deal could probably be made if John Hancock agreed to rent 175,000 square feet of office space at the Clarendon Building to the City of Boston for use by various departments of the City Administration.

During January, 1981, [ ] advised that [ ] met with [ ] and informed [ ] that John Hancock Mutual Life Insurance Company did not wish to lease any space in the Clarendon Building to the City of Boston.

b6  
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On October 29, 1981, at the Mayor's request, [ ] and [ ] met with Mayor WHITE. During this meeting, the Mayor indicated that many things had changed in the City and he thought that within the next 30-40 days, the City of Boston would be able to furnish John Hancock Mutual Life Insurance Company a decision on the Clarendon Building proposal.

On November 17, 1981, [ ] met with [ ] . At this meeting, [ ] proposed that John Hancock Mutual Life Insurance Company make a contribution which would be used to finance a public improvement such as the re-design of Copley Plaza. John Hancock Mutual Life Insurance Company indicated to [ ] that such a commitment would be preferable to providing space in the Clarendon Building as long as the price tag was not unreasonable.

Also on November 17, 1981, [ ] received a letter from Mayor KEVIN WHITE inviting him to become a member of the Cablevision Committee, which was a non-profit access corporation. This letter was dated November 13, 1981. This letter also indicated that [ ] of Boston University would be handling

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Continuation of [ ] , On 9/17/86 and 9/18/85 , Page 7

this matter for Mayor KEVIN WHITE. [ ] stated that he was familiar with [ ]'s name and knew that [ ] was formerly employed in some capacity by Mayor KEVIN WHITE.

When [ ] received the aforementioned letter, he gave it to [ ] John Hancock Mutual Life Insurance Company, for an opinion.

On November 24, 1981, [ ] met with [ ] at his office at John Hancock Mutual Life Insurance Company. During this meeting, [ ] explained in broad terms what this commission would do and the objectives of the commission. [ ] stated that to the best of his recollection, there was no talk from [ ] about John Hancock Mutual Life Insurance Company making a contribution to Boston University.

On January 14, 1982, a letter was received at John Hancock from [ ] on BU stationery. [ ] was responding to a letter that was composed by [ ] following his review of Mayor WHITE's letter on the Cablevision Committee mentioned above.

Also during January, 1982, [ ] called [ ] and indicated that if John Hancock would buy [ ] in Tent City and donate this land to the City, a deal could probably be made on the Clarendon Building.

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During February, 1982, [ ] called and indicated the price tag on Tent City to be somewhere between 1.5 million and 4.4 million dollars. [ ] indicated the price was too high and asked if he [ ] could find other interested parties to share the cost. [ ] informed [ ] that he [ ] would talk to the Copley Place Developer.

[ ] advised that prior to receiving the letter from Mayor KEVIN WHITE inviting him to be a member of the Cablevision Committee, he was informed by [ ] that the rumor was that he [ ] would be approached by the Mayor and asked to sit on the Cablevision Committee in the City of Boston. [ ]'s reaction was he did not want to do this but if it meant Hancock keeping the Clarendon Building, he would be willing to do this. He told [ ] to have a message filter back to the Mayor in a nice way that [ ] was extremely busy and could not participate in this committee, but if it was the Mayor's wish, [ ] could be persuaded.

On April 15, 1982, there was a meeting at Boston City Hall in the Mayor's Office. [ ] attended this meeting along with [ ] BRA, and Mayor KEVIN WHITE. [ ]'s objective was to obtain some type of decision from the Mayor



Continuation of [REDACTED], On 9/17/86 and 9/18/85, Page 8

that the Clarendon Building remain standing and John Hancock be allowed to rehabilitate this building for some use which would be acceptable to John Hancock Mutual Life Insurance Company or that the building be raised.

During this meeting, [REDACTED] explained to the Mayor the recent growth of John Hancock Mutual Life Insurance Company and the company's need for additional space. He also explained to the Mayor that Hancock was engaged in long-range planning regarding growth and development and he [REDACTED] had to receive some type of a commitment from the Mayor whether the Clarendon Building could be kept standing or raised. He further explained to the Mayor that by keeping the Clarendon Building, it would create additional jobs for residents of the City. Also John Hancock Mutual Life Insurance Company would like to remain in the City of Boston but if the Clarendon Building had to be raised, John Hancock would not hesitate to look for additional space outside the City of Boston.

Throughout their conversation, [REDACTED] obviously knew that the Clarendon Building could remain standing if John Hancock Mutual Life Insurance Company and the City could agree on some mutually acceptable alternative commitment. [REDACTED] also told the Mayor that if the Clarendon Building could remain standing, he needed some indication of dollar value in the way of an alternative commitment. WHITE informed [REDACTED] that John Hancock Mutual Life Insurance Company would have to spend probably five or six million dollars towards an alternative commitment. [REDACTED] stated that he told the Mayor if he could get one half of that amount from the Board of Directors, he would be lucky.

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At the conclusion of this meeting, the Mayor said you guys (meaning John Hancock Mutual Life Insurance Company) certainly deserve a decision. [REDACTED] stated that no decision or alternative commitment was reached on that particular day.

A few days following the aforementioned meeting, [REDACTED] told [REDACTED] that there are no secrets in the City and instructed [REDACTED] to retain a real estate firm and let it be known that John Hancock Mutual Life Insurance Company was looking for land outside the City of Boston. [REDACTED] stated that recently John Hancock Mutual Life Insurance Company had built a data processing center in Marlborough so it was obvious John Hancock Mutual Life Insurance Company would go outside the City of Boston for additional space.

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Continuation of [ ] , On 9/17/86 and 9/18/85 , Page 9

[ ] was hoping that word would filter back to City Hall and the Mayor that Hancock was actively looking for space outside of the City.

[ ] believes that this tactic worked and the information filtered back to City Hall, the Mayor, and the BRA.

[ ] later learned through [ ] that [ ] BRA, felt that Mayor WHITE's figure on the alternative commitment price that WHITE had given to [ ] during their April 15, 1982 meeting was too low.

A number of weeks passed by and [ ] never heard from the Mayor regarding their discussion of April 15, 1982.

[ ] could not recall the exact date but it was subsequent to their April 15, 1982 meeting that [ ] received a call from someone associated with the Mayor's Office. [ ] was informed that the Mayor would be at John Hancock Mutual Life Insurance Company and the Mayor would like a meeting with [ ] recalls that this was about the time that Copley Place was underway or about to get underway.

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Subsequent to the above call, [ ] and WHITE met at the Hancock Tower. [ ] stated that he and the Mayor talked briefly in [ ]'s Office. During their discussion, the Mayor got up from his seat, went over to the window, and looked out. The Mayor then said we have to do something about that (meaning the Clarendon Building). [ ] then said yes, we would like to do something with that building whether it be taken down or remain. [ ] also took this opportunity to remind the Mayor of Hancock's plans for the future.

[ ] recalls that the Mayor then said if we leave the Clarendon Building in place, John Hancock Mutual Life Insurance Company would still have an obligation to the City but maybe there might be some alternative things Hancock could do.

[ ] also took this opportunity to inform the Mayor that if John Hancock Mutual Life Insurance Company had to raise the Clarendon Building, he wanted to remind the Mayor of what the area is like due to the wind problem created by open space. The Mayor then said "yeah," adding additional open space in this area at best is a mixed blessing.

Continuation of [REDACTED] , On 9/17/86 and 9/18/85 , Page 10

[REDACTED] stated that the Mayor then said there are other options John Hancock Mutual Life Insurance Company might consider. For example, the triangle block by the Turnpike is a mess and the Mayor said he would like to see it cleaned up. [REDACTED] was not familiar with this area and asked the Mayor to give him a better idea of where and what he was talking about. [REDACTED] and the Mayor then walked to another window in his office and the Mayor pointed to the Copley Square Hotel, which is located at 25 Huntington Avenue, Boston, Massachusetts. The Mayor also told [REDACTED] that John Hancock Mutual Life Insurance Company may consider the renovation of Tent City which would provide housing for the City. [REDACTED] told the Mayor that John Hancock Mutual Life Insurance Company would not be interested in any type of a venture regarding housing. [REDACTED] informed the Mayor that he would have the Real Estate Division of John Hancock Mutual Life Insurance Company look into the parcel of land located at 25 Huntington Avenue. [REDACTED] knew that this parcel of land would be extremely expensive (between ten and twenty million dollars) and this type of proposal would be out of the realm of possibility.

[REDACTED] requested the real estate people at John Hancock Mutual Life Insurance Company to furnish him an estimate on what this parcel of land would cost.

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[REDACTED] believes that during this meeting with Mayor WHITE he mentioned two alternative proposals that would be acceptable to John Hancock Mutual Life Insurance Company. The two proposals that John Hancock Mutual Life Insurance Company suggested were a summer employment program for the kids of Boston or a preparatory program by which John Hancock would teach their employees new skills or programs to better their present skills. Hancock had a preparatory program from 1965 or 1968 through 1978, which was very beneficial to the John Hancock employees.

Again, [REDACTED] believes he mentioned these proposals to Mayor KEVIN WHITE during their meeting but the Mayor did not seem too interested.

Following the aforementioned meeting, [REDACTED] discussed the alternative proposals with [REDACTED]. He cannot recall if these proposals were ever put on paper and sent to the Mayor.

[REDACTED] and the various Hancock officials began to discuss how much money John Hancock Mutual Life Insurance Company would be willing to spend to save the Clarendon Building.

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Continuation of [ ] , On 9/17/86 and 9/18/85 , Page 11

Throughout this entire process, [ ] had kept the Board of Directors completely informed and up to date regarding the status of the Clarendon Building.

[ ] advised that it would have cost John Hancock Mutual Life Insurance Company fifteen million dollars to raise the Clarendon Building and re-do the facade on the Berkeley Building.

On March 9, 1982, [ ]'s Office received a call from the Mayor's Office regarding [ ]'s participation on the Cablevision Committee.

Also on March 16, 1982, [ ] sent a letter to [ ] regarding Cablevision in the City of Boston.

On May 24, 1982, at approximately 11:00 AM, [ ] [ ] Boston University, came to [ ]'s Office at John Hancock. [ ] believes that [ ] John Hancock Mutual Life Insurance Company, also attended this meeting. [ ] explained the access programming that was proposed at Boston University's School of Science and Engineering and suggested that John Hancock would be interested in several features of this program. [ ] also suggested that John Hancock should support this program.

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On June 10, 1982, Mayor WHITE invited [ ] [ ] John Hancock Mutual Life Insurance Company, to attend a meeting at the Parkman House, Boston, Massachusetts. [ ] also believes that in attendance at this meeting were [ ] [ ] Boston University, and [ ] [ ] City of Boston.

It was during this meeting that [ ] heard about a concrete proposal regarding access programming to be created at Boston University. [ ] had the clear understanding that the Boston University proposal was an option that could be chosen by John Hancock Mutual Life Insurance Company. This BU proposal was discussed exclusively at this meeting. .

[ ] was aware of the BU proposal and had a clear understanding of this proposal as presented by [ ] to [ ] on May 24, 1982. Also during the meeting that [ ] had with [ ] he could not recall if [ ] sent him the proposal prior to that meeting or brought it with him on the day of the meeting.

Continuation of [REDACTED], On 9/17/86 and 9/18/85, Page 12

[REDACTED] stated that as a result of his meeting with [REDACTED] he wrote a letter to Mayor KEVIN WHITE explaining his meeting with [REDACTED] as well as the presentation of a proposal by [REDACTED]. [REDACTED] also explained in this letter that John Hancock Mutual Life Insurance Company was negotiating with the City of Boston regarding alternative commitments and did not want to negotiate with any other third parties regarding these alternative commitments.

During his meeting with [REDACTED] felt in his mind that [REDACTED] wanted to be part of the negotiations regarding the alternative commitment that was taking place between Hancock and the City of Boston.

Again the reason [REDACTED] came to Hancock was to excite [REDACTED] and John Hancock Mutual Life Insurance Company regarding the BU proposal. [REDACTED] does not recall if any figures were mentioned during their meeting. [REDACTED] was looking for corporate support and he [REDACTED] led [REDACTED] to believe that support had already been given for this proposal from other areas.

[REDACTED] also believes that the proposal had a budget figure attached but he is not absolutely sure.

On June 18, 1982, another letter was received from [REDACTED] regarding Cablevision. As a result of this letter, word went back through [REDACTED] that [REDACTED] would not accept a position on the Committee. [REDACTED] explained in depth about the Committee that would be established regarding Cablevision in the City of Boston. This access program had emerged as a development that was to take place in the City and would be centered at Boston University's School of Science and Engineering. [REDACTED] was heading this access program.

[REDACTED] advised that John Hancock's [REDACTED] was closely associated with Boston University and served on their Board. He was also a strong supporter of [REDACTED] the [REDACTED]

[REDACTED] stated that on October 14, 1982, there was a meeting at the Parkman House, Boston, Massachusetts, and in attendance were Mayor KEVIN WHITE, Boston Redevelopment Authority (BRA) [REDACTED]. This meeting took place at approximately 11:30 AM.

[REDACTED] stated that he believes it was during a June, 1982 meeting or an October, 1982 meeting at the Parkman House that KEVIN WHITE came down from the third floor of the Parkman House and exchanged pleasantries. In attendance were [REDACTED] and possibly [REDACTED] The Mayor

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Continuation of [REDACTED], On 9/17/86 and 9/18/85, Page 13

informed this group that they were trying to get some resolution on the John Hancock alternative commitment. [REDACTED] stated that the Mayor was aware that John Hancock found the BU proposal attractive. It was also obvious to everyone present that John Hancock Mutual Life Insurance Company felt comfortable with the BU proposal.

[REDACTED] stated that whatever the alternative proposal was, it was John Hancock's preference to pay the City directly and not some other entity such as BU.

John Hancock was willing to refurbish Copley Square as a second alternative or to fund some type of educational or employment program. John Hancock Mutual Life Insurance Company was hoping to pay the City directly or make a payment directly to a non-profit entity.

The Mayor then informed this group that there has to be an agreement on what should be a satisfactory amount of money. The Mayor then explained that on his way down for this meeting, he (the Mayor) was wondering what you fellas (meaning John Hancock) should do at which time he reached into his coat or shirt pocket and retrieved a piece of white paper. The Mayor then said he did not want an answer then but told [REDACTED] to think about it and that he (the Mayor) had tried to assess what is a fair price to put on John Hancock's obligation to the City. As the Mayor was saying this, he handed the white piece of paper that he had taken from his shirt or coat pocket to [REDACTED]. [REDACTED] looked at this piece of paper and it had what [REDACTED] believes was the \$4.0 which [REDACTED] took to be four million dollars. [REDACTED] then passed this piece of paper to [REDACTED] at which time [REDACTED] looked at the number and passed it back to the Mayor. Again in [REDACTED]'s mind, it was clear that the number was four million dollars.

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[REDACTED]'s state of mind was that he started out doing business with the Mayor regarding the Clarendon Building and during their meetings, [REDACTED] went in with an open and fair mind and all [REDACTED] wanted was to obtain the best possible arrangement for John Hancock. [REDACTED] looked at Mayor WHITE as the Head of a city agency who had lived with John Hancock through a very trying time when Hancock was trying to resolve the glass problem in their tower. [REDACTED] also felt that the other city agencies were also very tolerant with John Hancock.

[REDACTED] believes the reason WHITE knew the BU proposal was acceptable was from the June 10, 1982 meeting or from a subsequent discussion.

Following this meeting with the Mayor, [REDACTED] walked across Boston Commons and back to John Hancock Mutual Life Insurance Company. While they walked to John Hancock, they spoke about the technique used by Mayor WHITE and what an interesting guy WHITE was and how interesting he (Mayor WHITE) was to do business with. On their walk back to John Hancock Mutual Life Insurance Company, they discussed how they were going to handle the situation. They decided to pay a sum of 4.5 million dollars at the direction of the [REDACTED] of John Hancock Mutual Life Insurance Company to Boston University.

On October 12, 1982, the Board of Directors of John Hancock Mutual Life Insurance Company met and were brought up to date on what was happening between Hancock and the City of Boston regarding the Clarendon property. [REDACTED] further advised that throughout this whole ordeal, he had kept the Board of Directors apprised of every situation. [REDACTED] did no negotiating with the Mayor without the approval of the Board of Directors. During the Board meeting of October 12, 1982, they gave the [REDACTED] of John Hancock Mutual Life Insurance Company the needed discretion to disburse the necessary money.

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[REDACTED] stated that the Board of Directors consisted of a number of individuals who are trustees with various universities and colleges in the Boston area.

On October 18, 1982, at approximately 2:00 PM, [REDACTED] met with [REDACTED] at John Hancock. [REDACTED] has no recollection of what was discussed during this meeting. On December 21, 1982, at approximately 9:15 AM, [REDACTED] again met with [REDACTED] at [REDACTED]'s Office at John Hancock Mutual Life Insurance Company. [REDACTED] believes this meeting was initiated by [REDACTED] in an attempt to persuade [REDACTED] to get the biggest media hype possible. [REDACTED] informed [REDACTED] by doing this, it would make [REDACTED] the magnet for every school in the country coming to John Hancock Mutual Life Insurance Company looking for donations.

[REDACTED] advised that the 4.5 million dollar grant to Boston University was the biggest contribution ever made by John Hancock Mutual Life Insurance company to a university. [REDACTED] did not consider this a contribution but considered it an expense.

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Continuation of [ ] ,On 9/17/86 and 9/18/85 ,Page 15

[ ] also believes that if John Hancock Mutual Life Insurance Company did not make the 4.5 million contribution to Boston University and insisted upon a grant to the City or an alternative educational program, they would not have received the City's approval to allow the Clarendon Building to remain intact.

It was on or about January 13, 1983, that John Hancock officially furnished Boston University 4.5 million dollars.

In the discussions that [ ] had with [ ] he [ ] sent a very clear signal to [ ] that if John Hancock Mutual Life Insurance Company made any type of grant to Boston University, [ ] wanted it understood that no John Hancock Mutual Life Insurance Company Officer or Director or any officials from the City of Boston would benefit from this donation.

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[ ] believes that it was the following morning after his meeting with the Mayor at the Parkman House where the four million dollar figure was discussed that he called the Mayor at Boston City Hall and informed the Mayor that Hancock had a number for him. [ ] told the Mayor that Hancock had come up with a 4.5 million dollar figure. The Mayor's response was that it was a very impressive surprise.

[ ] could not recall if the City of Boston approved John Hancock maintaining the Clarendon Building prior to or subsequent to the 4.5 million dollar grant being made to Boston University.

[ ] stated that [ ] resides at [ ] Lane, [ ] resides at [ ] Street, Auburn, Massachusetts 01501, and [ ] John Hancock, are presently at the Hancock Tower.

[ ] was served a copy of a Federal Grand Jury subpoena for the District of Massachusetts dated September 12, 1986. This subpoena commanded [ ] to appear before a Federal Grand Jury at Boston, Massachusetts, on September 24, 1986.

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# Memorandum



To : SAC, BOSTON (194C-450) (P)

Date 2/6/87

From : SA [redacted] (C-1)

Subject: KEVIN H. WHITE,  
FORMER MAYOR,  
CITY OF BOSTON;  
CORRUPTION WITHIN THE  
BOSTON REDEVELOPMENT AUTHORITY  
HOBBS ACT - CPO;  
EXTORTION; MAIL FRAUD;  
OO:BOSTON

On 1/22/87 and again on 2/3/87, AUSA [redacted] advised that she has not had an opportunity to review the detailed FD-302 of [redacted] John Hancock Mutual Life Insurance Company, Boston, Massachusetts.

## LEAD

### BOSTON AT BOSTON, MASSACHUSETTS

Will maintain contact with AUSA [redacted] re prosecutive opinion re subject matter.

JJL/dac  
(2)

*dac*

194C-450-64

SEARCHED.....	INDEXED.....
SERIALIZED.....	FILED.....
FEB 6 1987	
FBI-BOSTON	

# Memorandum



To : SAC, BOSTON (194C-450) (P)

Date 3/16/87

From : SA [redacted] (C-1)

Subject: KEVIN H. WHITE,  
FORMER MAYOR,  
CITY OF BOSTON;  
CORRUPTION WITHIN THE BOSTON  
REDEVELOPMENT AUTHORITY;  
HOBBS ACT - CPO;  
EXTORTION;  
MAIL FRAUD;  
OO:BOSTON

On 2/19/87, AUSA [redacted] advised that she has not had an opportunity to review the detailed FD-302 regarding [redacted] John Hancock Mutual Life Insurance Company, Boston, Massachusetts.

AUSA [redacted] advised that she was told by former AUSA [redacted] that he [redacted] did not think there was any federal violation regarding this matter.

SA [redacted] informed AUSA [redacted] that he disagreed with [redacted]'s assessment and requested her to review the FD-302 regarding [redacted] and render an opinion.

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LEAD

BOSTON

AT BOSTON, MASSACHUSETTS

Will maintain contact with AUSA [redacted] re prosecutive opinion regarding captioned matter.

2-Boston (194C-450)  
JJL/dac

194-C-450-65

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SERIALIZED	FILED
MAR 18 1987	

[redacted] [signature]

# Memorandum



To : SAC, BOSTON (194C-450) (P)

Date 5/6/87

From : SA [redacted] (C-1)

Subject: KEVIN H. WHITE,  
FORMER MAYOR,  
CITY OF BOSTON;  
CORRUPTION WITHIN THE  
BOSTON REDEVELOPMENT AUTHORITY;  
HOBBS ACT - CPO;  
EXTORTION; MAIL FRAUD;  
OO:BOSTON

On 3/15/87, AUSA [redacted] Boston, Massachusetts, advised that she has reviewed the detailed FD-302 regarding [redacted] John Hancock Mutual Life Insurance Company, Boston, Massachusetts, and does not believe any federal violation has occurred.

AUSA [redacted] advised that before she declines prosecution in this matter, she would like to confer with former AUSA [redacted]  
[redacted]

## LEAD

### BOSTON AT BOSTON, MASSACHUSETTS

Will maintain contact with AUSA [redacted] re prosecutive opinion regarding captioned matter.

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b7C

JJL/dac  
(2)

194-450-main

194-450-66

SEARCHED.....	INDEXED.....
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MAY 6 1987	
FBI-BOSTON	

[redacted] [signature]

## Kevin White admits to old allegations

BOSTON (AP) — Former Mayor Kevin H. White has acknowledged what prosecutors couldn't prove almost a decade ago — that a planned birthday party for his wife was a scheme to put money in his pocket.

In an interview Sunday on WHDH-TV, Mr. White said the party "was an idea artificially hatched to make up for a problem. The problem was I could barely survive on my salary." But he said establishing the fund was not improper.

After a great deal of publicity, the 1981 party was canceled and about \$122,000 in donations was returned. At the time, Mr. White angrily denied allegations of corruption, no evidence was produced to link him to organizing the party and no charges were filed.

Mr. White did not seek re-election in 1983 after 16 years as mayor. He now teaches at Boston University.

The State Ethics Commission and the U.S. Justice Department looked into the birthday party for Mr. White's wife, Kathryn, in an attempt to prove it was a scheme to put money in Mr. White's personal account.

The commission censured Mr. White for conflict of interest by using his office to gain unwarranted privileges. The two investigations are closed.

194-450-68

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FEDERAL BUREAU OF INVESTIGATION  
FOIPA  
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Page 40 ~ Duplicate to 194-HQ-6290

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Page 44 ~ Duplicate



Field File No. \_\_\_\_\_

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OO and File No. 194C-450

Date Received 9/22/80

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Brockline Mass.

By SA \_\_\_\_\_

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Title: \_\_\_\_\_

Reference: \_\_\_\_\_  
(Communication Enclosing Material)

Description: ☒ Original notes re interview of  
\_\_\_\_\_

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✓

[redacted] 9/22/80  
Dir BRH.

9/22/80

> 122-4300

When called

upon.

G. Policy: 99% of the time  
what [redacted] has been cleared  
with the Director

b6  
b7C

[redacted] - D 5/1/78 - July 1984

177/84

State Co early 70  
JH received approval to hold  
New hld Tower.

Offered to dig or excavate  
with the City. JH would  
make C field available to  
the City as a public account.  
A great deal of time went by  
before JH agreed.

At understanding the C Mac  
was looking for a new facility &  
this would be an ideal location



(2)

C. Museum moved to waterfront. This place should be used public space.

By the 1950s & 60s when J. H. [unclear] re doing the [unclear] & [unclear] for own use. The general feeling among the BKA was you didn't need another public/cultural space. The City was talking about re doing Cooper Sq. City emphasis was on making up the Theater District so it did not receive the idea in 1970. Did not have as much went in 1980.

2nd point: A major imp in the City needed additional space & for the City point 7 view her for a place with red guiding plans. City next [unclear] & [unclear] plan for their use.

Main point  water  
him to make.

The City had an opportunity  
for a great [unclear] plan for a

b6  
b7c

(3)

worth wide renovation in the  
city.

Told by [ ] there was  
no connection between J H = C Bld  
& Grant the B.A.

Was not aware of the  
grant & then the approval.

[ ] Never mentioned to him  
any negotiations with J. H.  
regarding the C. Bld.

b6  
b7c

In his position, would  
not be privy to neg & transac-  
tion was going until there is  
an announcement about to be made.

90% of day awareness? per Perm.

Not aware of any neg or bld  
until ~~about~~ the day [ ]  
was with story & to meet in  
& spoke to [ ] about bld.

(4)

At one point in 1973 a  
? came up ~~when~~  
that J. H. should help fund  
the experiment in C. Square.  
Several of the large abtellers  
had given contributions

Because J. H. had once  
promised to create the public  
space for the C B they should  
also devote to the C & experiment.  
Recalls a 2 of stones about what  
ever happened to the C re the  
C & experiment.

[redacted] write an  
article & this came up re how J. H.  
had not lived up to a promise  
they had made before.

b6  
b7C

Believe this came up when J. H.  
reached the opposite to go ahead  
with the C. Bld. Believe this  
came up at a BRTA meeting.

(3)

After the articles  
Thought the party [redacted]  
had made had some merit. But  
J.H. community  
Thought it was a  
unique way of filling their  
public commitment.  
~~Had not expected~~

Was unusual in his opinions  
the J.H. would make its part to  
B.U. Was never going to any consent  
that would indicate anything more than those  
Was not close to the White <sup>room</sup> ~~that~~ <sup>appears</sup>  
Political Machine.  
Never a part of [redacted] inner circle. <sup>in</sup> ~~There~~  
[redacted] very close to the White Political  
Machine.

Under [redacted]  
~~Under~~ Public Approval  
being with it some obligation to  
provide public awareness.

Don Adams - deceased -  
Back Bay Federation  
Saying he would be raising the  
roof over them. 29 G. Report looked into it  
& came up with J.H. led to work to B.U.

[redacted]

[redacted]

C Centwest

with B.U.

[redacted]

[redacted]

in

[redacted]

secretly

b6  
b7C

at B.U.

[redacted]

also lectures

at B.U.

[redacted]

is one BRT

[redacted]

is also doing C work for B.U.

Field File No. \_\_\_\_\_

Serial # of Originating Document \_\_\_\_\_

OO and File No. 194-450-1A-2

Date Received 9/17/86 and 9/18/86

From \_\_\_\_\_

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Title:

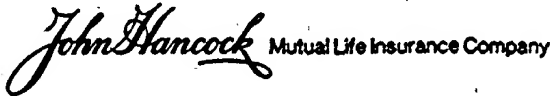
Reference:

(Communication Enclosing Material)

Description:

Original notes re interview of

b6  
b7c



John Hancock Place  
Post Office Box 111  
Boston, Massachusetts 02117

March 16, 1982

Memorandum to:

Re: Meeting with Mayor White -  
March 22, 1982

REC'D

MAR 17 1982

Listed below is a chronology relating to our negotiations with the City towards a retention and rehabilitation of the Clarendon Building:

1. October 10, 1979 - [ ] (Meredith & Grew) met with the [ ] for the purpose of requesting that John Hancock be allowed to reassess the use of the Clarendon Building. The [ ] indicated he and his staff would take the request under advisement.
2. December 1979 - [ ] received a verbal indication from the BRA through [ ] that the City would not object to John Hancock reassessing the use of the Clarendon parcel.
3. June 9, 1980 - The Director's Building Committee approved the vertical scheme of rehabilitation for the Clarendon Building and authorized the appropriate Company officials to make a proposal to the City. This scheme involved a capital outlay of approximately twenty two million dollars and provided approximately 200,000 sq. ft. of Class A office space and 200,000 sq. ft. for John Hancock administrative use.
4. July 1980 - [ ] met with Mayor White and [ ] [ ] The Mayor indicated he did not object to John Hancock presenting a new proposal on the Clarendon parcel but made it quite clear that such a proposal must include some sort of a commitment to the City.
5. August 12, 1980 - The formal presentation to the BRA was given by [ ] (Meredith & Grew) and [ ] and [ ] (Jung Brannen Assoc.). Proposal included approximately 10,000 sq. ft. on 1st floor for public use.

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March 16, 1982

6. October 1980 - Through [ ] indicated the deal could probably be made if we would rent 175,000 sq. ft. of Clarendon Building to the City for use by various departments of the City Administration.
7. January 1981 - [ ] met with [ ] and informed him that John Hancock did not wish to lease Clarendon Building space to the City.
8. October 29, 1981 - At the Mayor's request, [ ] met with the Mayor. At this meeting, the Mayor indicated that many things had changed in the City and he thought that within 30 to 40 days the City would be able to give John Hancock a decision on the Clarendon Building proposal.
9. November 17, 1981 - [ ] met with [ ] At this meeting, [ ] proposed that John Hancock make a contribution which would be used to finance a public improvement such as a redesign of Copley Plaza. We indicated that such a commitment would be preferable to providing space in the Clarendon Building as long as the price tag was not unreasonable.
10. January, 1982 - [ ] called [ ] and indicated that if Hancock would buy [ ] in Tent City and donate this land to the City a deal could probably be made on the Clarendon Building. Once again, he was told that such a deal would hinge on the price tag.
11. February 1982 - [ ] called and indicated the price tag on Tent City to be somewhere between \$1.5 million and \$4.4 million. [ ] indicated the price was too high and asked if he could find other interested parties to share the cost. [ ] said he would talk to the Copley Place developer.

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You may recall that in 1979 we received an estimate of \$10.5 million to comply with the existing zoning controls. Both the Mayor and [ ] are aware of this number. If you need any further detail or backup, please give me a call.



PTR:cms

cc: [ ]





*John Hancock*  
Mutual Life Insurance Company

Boston, Massachusetts



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b7C



JOHN HANCOCK MUTUAL LIFE INSURANCE CO.  
BOSTON, MASSACHUSETTS

--

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--	--

Werkstoffe.

--

Ex Committee mbr responsible for  
Wireless Est.

05850

J H Tower = Aug, 1968 - first  
kegar cont Cont Completed &  
Wd completed Last week Jan 1974

orig intended date 72 or early 73

(62 <sup>✓</sup> A. rub. sterc.)

Aug 1 1965

Doc 1977

Dec 1974

Jan 1979

1982

St. L. H.

b6  
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Cons brother left early ~~1972~~ <sup>12 Sept 1972</sup>

Officer in Charge have office and estate

~~Aug 1 - 10 - Ex - Fire Boat Corp.~~

A 1st post picked

helene

§ [redacted] had official responsibility for  
Red E. St.

Over the 1 to day operation  
of the war in

(2)

[redacted]  
Raymond Purching RE

Officer in Charge of Town Court.  
1 1/2 to 2 yrs & then succeeded

[redacted] = [redacted]  
in Admin Operations  
Officer in Charge of Home Office  
Red Estate.

Does not recall any  
meeting with C Officer regarding  
C O. Officer was always aware  
of the meeting.

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[redacted] both retired

[redacted] Against  
Amusement & Real Estate  
These people had dealings with  
the C O & Agency regarding the van  
approach. &

Robert Londergan 1- Secured.  
Mn of Law Dept.

Agencies:  
B.R.A.  
Bldg Dept  
Fire Dept

Agreement with [redacted] that Approval  
for D. H. T. that was completely the  
old H. Bld C [redacted] would be demolished  
& used as a park. Dedication for Public  
Service.

(3)

Finish the west part of  
the Bank Bld a also make  
small addition a little more  
façade.

[redacted]  
[redacted]

also a mbr of the Board of  
Director.

~~There~~ [redacted] recall that  
C Bld was rebuilt in part of Training  
Club / opened section that had some  
effect on the wind. I learned that  
by open space it became more wind-  
resistant & the high wind etc.

X [redacted] - [redacted] J.H.

b6  
b7c

on at least two odd had some  
conversations with Mr K W about  
the C Bld. Originally C Bld would  
be taken down as soon as the  
old were completed. The Bld did  
not operate satisfactorily. 1971-1972  
series of evidence of glass failure  
which were potentially hazardous.

Plan to remove all glass &  
replace with ply wood until a  
renewal could be resolved.

July 1974 resolution was reached  
Early 1976 that Bld was occupied.

Oral agreement with the City was  
that the C Bld would be in  
suspense regarding being raised.

C Bld was substantially occupied.

Moved people into the Bld all thru  
76 & early 1977. Heavy the raising of C Bld  
would not be raised until the tower is  
(Mayor & C Agency) until the tower is

(4)

occupied. Turned this from the  
old [redacted]

[redacted] J. H.

~~Exhibit~~

1976 or 1977 two things happened.

① Arch. I. M. Pei & Assoc from  
N.Y.

Arch. Record [redacted]  
[redacted] the school of Design at  
Harvard.

A proposal emerged (not from J. H.)  
that the CBL should be re-habited  
& the space could be donated to  
all by non profit inst. institutions.  
Heard this proposal then [redacted]

[redacted] John Hancock,  
could recall the reasons why  
this idea did not materialize.

② A visit by Mayor White to [redacted]  
on some occasion to visit with

[redacted] The Mayor was up on  
the 00 & went right straight  
to say Hello. In the course of this  
visit [redacted]

and we should  
get together & talk about the  
redevelopment on C B. Had heard that  
the City was beginning to 2 open  
up another area of the city because  
of the wind situation. The City  
first raised the 7 that they may  
not want to tear down yet but  
was a long pending piece of property.

(5)

78 or.  
Sometime in 1978

[redacted] + [redacted]  
were invited to [redacted] Packman  
House, B. St. to talk about  
the C Bld. Told by [redacted]  
[redacted] that the Mayor said  
we should discuss the C Bld  
further + [redacted] said you should  
come along.

[redacted] Mayor White 8:30 - 9 am  
Talked about the C Bld in  
general terms.

[redacted] updated the  
Mayor on the Court of H.T. +  
also the use of the for non profit  
entity. Some discussion about the  
pros & cons about raising the bid  
or opened to retain the bid.  
Can't recall if they brought it up  
or the Mayor brought it up.

Ended = J.H. wanted to  
know what should be done with  
C Bld. Mayor said he would be  
back in touch with them.  
Thought was a few weeks.

[redacted] went into the next  
full J.H. would tear the C Bld  
down.

(Believe there was a 2nd meeting  
but is not sure.)

Left In the meantime while  
11/1/79 [redacted] became [redacted]  
[redacted] after this date there may  
have been a personal reply of J.H.

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(6)

also Tax producing property

would be int in Keying hld.  
& desirable for com J H use  
provided there was some  
public use. Heard their from

[redacted]  
[redacted] The City Adm needed  
addition space and if J H  
would agree to house some  
agency. The J H would dedicate  
certain space to the [redacted].

4# This did not stem from  
J H. They did not want any  
3rd parties in there hld.  
Certainly not a City agency.

That proposition never went  
anywhere. except it clarified in  
J H mind maybe the hld  
ever not need to come down.

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1979 Before the M. White or Mayor  
himself called [redacted]  
called for a meeting.

2 million  
feet  
well into  
the next  
century.

- Space constraints -  
C Hld had been empty since  
town was occupied.

If there was some hope  
the hld could be kept saved.

April 13, 1982  
Meeting at C Hall. in the  
Mayor's office  
[redacted]

K. White

The objective [redacted] was  
an agreement that the hld remain  
standing & be re-habited for some use





First meeting Mayor Mayhew the old could  
stay but you have a (8) obligation to the  
City & its people.

Did not hear anything  
until Mayor came to J. H.  
[redacted] got a call saying  
the Mayor was going to be in  
the hall & wanted to meet with  
[redacted]

About this time Copley Place  
was under way or about to be  
under way.

Talked briefly: looked out  
window & said we have to do  
something about that. (C. Red)  
[redacted] said yes we would like  
to do something whether it be take it  
down or leave it up.

Mayor & [redacted]

b6  
b7c

[redacted] reminded him of those  
plans for the future &  
he (Mayor) then said if we  
leave the hall in place you  
still have a obligation to the  
City but maybe there are  
some alternative things you  
can do.

[redacted] said if we have to take  
that down remember what this  
area is like on a windy day. adding  
Mayor will thank you for attention  
open space in this area at least a  
mixed blessing.

[redacted] then said there are  
alternative things you may  
consider. Said for example that  
the block up by the temple  
is a mess & I would like to



see it cleared up. [redacted] said  
 Could we get a fox on it  
 because he did not know  
 where it was. Pointed area out  
 area. Copy of Hotel  $\Delta$  25 Henty  
 Ave.

might consider tent city +  
 helping to provide Housing. Said was  
 interested.

Bellevue  
 and program  
 not  
 interested  
 in it

Told Mayor. They would get  
 estimates re raising.

Took into the  $\Delta$  property.

If there were proposals.  
 you J. H. had he would be  
 interested.

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The Mayor  
 expressed  
 no H value

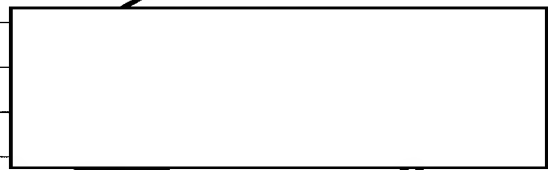
Knew this would be a  
 very expensive property (10-20 million).  
 [redacted] knew this would be out of  
 the realm of possibility by J. H.

no doubt  
 something  
 to have low  
 cost for  
 1968-1975

Asked [redacted] people to give  
 them an idea on what this would cost.  
 Also J. H. generated a proposal (don't  
 know if it is in writing.)  
 to the City such as the Prep Program  
 or sponsor a summer exploration program for  
 kids.

Prep - program run by J. H.  
 for about 10 yrs. Gave them new shells  
 or up grading their present shells.

city  
 concrete +  
 resells



= F. V. P. g

Cop Operations.  
 all got together & talked  
 about this.

[redacted] \$10, 17 or 20 mill to  
EST. (10) raise property.

Decided that anything was  
put on paper. Began to talk about  
how much J. H. would be willing  
to spend to save the C. Blvd.  
(Figure was reached 5 million dollars.)  
(Internally decided on fig)  
(15 million the raise held &  
re-do facade.)

[redacted] & [redacted]  
then had 1 or 2 meetings with  
Mayor White.

Summer Program = not  
going to be considered

[redacted] were  
contracted to [redacted]  
[redacted] to the Mayor.  
Cover in & said the rumor is  
you will be approached by Mayor  
to be on the County Cable T.V.  
in [redacted]. Re-action was he did  
not want to do this but if J. H.  
wanted to help the C. Blvd maybe  
he would have to do this.

If the money could go back in  
a nice way the [redacted] was better but it  
it was the Mayor wish [redacted]  
could be reworked.

Contacted by telephone by [redacted]  
[redacted] at B.U. [redacted] had  
worked for K.W. in some capacity.  
[redacted] told [redacted] he had been talking  
with [redacted] & [redacted] would like  
to talk with [redacted] because he is  
aware of [redacted] intent to fund  
educational program & they would like to  
talk.

b6  
b7c

(11)

[redacted] [redacted] [redacted] at  
[redacted] Office. [redacted]  
Made a proposal for Boston to  
become a prominent area for T.V.  
Also said we understand that  
you might be interested in funding  
an education program.

9/18/86

[redacted] Compared documents  
Sometime in March 1982 asked  
for a Chronology of the C. Red.  
They did not cover any of the [redacted]  
White or [redacted] meetings.

Tell [redacted]

Feb 24/1984

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Cablevision Nov 81 - June 82

11/13/81

Was invited to become a member  
of a non profit profit & apcen Corp.  
Letter from Kevin White.

[redacted] Received it on the 11/17/81.  
[redacted] wrote an opinion regarding  
this letter. This letter also said  
that [redacted] would be handling  
this matter. 21/81

On 11/24/81 - Meeting with  
[redacted] at [redacted] He spelled  
out in [redacted] terms what the  
Commission would do & the objectives.  
No talk about J. H. making a contribution  
to B.U.

11/14/82 Letter from [redacted] on B.U.  
stating. Re his response of [redacted] letter.

3/9/82 Call from Mayer office.

4/18/82 letter from [redacted]  
outcome [redacted] Does not  
accept. Word went back thru [redacted]

Talked in South about the corp.

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b7C

~~Get the plants people away  
and surround it with a little white netting  
right in the lane to [redacted]  
[redacted]~~

Also attach  
to all "4"  
[redacted]  
it at  
[redacted]

Office & with you cannot afford not  
to do this because it is good for  
the ~~city~~ city. This proposal had several  
features that J. H. would support.

White  
council  
meeting  
to  
4/10/82 meeting  
with Mayor.  
12:00 PM  
13  
[redacted] - 2nd meeting

NR 951 was the first JH  
begin to hear of (some) relativity.  
to T.V. (Gunnison)  
~~6/18/51 [redacted] for letters~~

By the time J.H. was looking  
out the B-4. prepared to J.H.  
to support the T.V. center  
7/6/10/82 [redacted] first meeting with

6/10/82 [redacted] first meeting with  
[redacted] before [redacted] the  
6/18/82 first where B. Kern + H. Sping [redacted]  
mayor J. H. Wagoner [redacted]  
By 6/82 when [redacted] kid  
turned down the Committee  
he had at least 2 or 3 meetings  
with the mayor. April 15, 82

b6  
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Felt comfortable because he felt they had signed up each other. & if they were to get an outcome C Bld. the only way it would be handled would be by direct dealings with the mayors.

6/10/82 AM [redacted] [redacted]  
[redacted] [redacted] [redacted] [redacted]  
[redacted] [redacted] [redacted] [redacted]

Concrete proposal for an entity to be created at B.U. Had the understanding that the B.U. Proposal was an option. The proposal was discussed exclusively at this meeting.

Had the clear understanding  
for [redacted] about the proposal.  
5/1/97

~~It was not~~ Detailed Proposal.  
was given by [redacted]. Cannot  
recall if [redacted], sent proposal in  
advance or he brought it with  
him.

Proposer's whereabouts.  
Come off that it was good for the  
City.

As a result of this meeting  
[redacted] said <sup>and</sup> write to KW & Ted W.  
that he would.

that meeting with [redacted]  
and he had presented a proposal  
told White in effect just so we  
are sure the intent of intent  
are [redacted] JH negotiator  
with the C & he are the.

b6  
b7c

[redacted] raised in [redacted]  
mind that he wanted to be part  
of the negotiation with the City.

Partner to the negotiations  
are J. H. and the City only.

The reason for [redacted]  
at J. H. was to quote J. H.  
in their intent. Does not  
recall if any figure was mentioned  
waved like J. H. to participate in their  
proposal.

Looking for Corporate support &  
believer evidence of support from other areas.

Believer the proposal also had  
a budget figure attached for the  
proposal.

(15)

11<sup>30</sup> AM  
10/14/82

[redacted]  
[redacted] MKW [redacted]

was in  
Washington D.C.

at Parkman House.

b6  
b7c

meeting 6 and  
10/82

~~Set up meeting at P.H.~~

Maya White and possibly [redacted]  
or M. Spring. K.W. came down from  
the 3rd floor, pleasant meeting.

Mayor said we are trying to get some  
resolution on the J.H. alternative.  
Commitment. Mayor was aware  
that J.H. found the B.U. proposal  
attractive. It was obvious to  
every one present that J.H. felt  
comfortable with the B.U. proposal.  
What was the alternative  
proposal was it was J.H. propose  
to pay the city.

Alt #2 Set J.H. refurbish Copley  
sq.

Alt #3 Fund some type of education  
camp program. Directly to the city or  
begin non profit entity.

Mayor said 1 of the things  
there had to be agreement  
~~in regard~~ in what would be  
a satisfactory amount.

May  
coat  
shirt  
pocket

On the way down I have been  
wondering what you ~~after~~ should do  
& reached into his coat pocket &  
took out a white piece of paper from  
his coat or shirt pocket. I don't want  
an ~~answer~~ now you fellow can  
think out this I have tried to  
guess what is a fair price to put on



How the  
it

J. H. obligation to the City  
 J. H. is saying that he  
 has this piece of paper in his  
 hand and passed it to [redacted]  
~~Bellevue~~ Bellevue it was number 4.0  
 Passed paper to [redacted]  
 [redacted] looked at the it & passed  
 it back to the mayor.

b6  
b7C

It was clear the it was 4  
 million.

[redacted] state of mind is that  
 he started out doing business with  
 the Mayor regard C. Bell.  
 Did not know the Mayor well.  
 Went into all

Open a fair way & wanted  
 to get the best possible arrangement  
 for J. H.

Spoke at K.W. on the last  
 of a [redacted] who had been  
 with J. H. then a very trying  
 time regarding the problem with  
 the tower.

All agencies were very tolerant.

Knew White was very controversial.

Bellevue the reason is know  
 the B.U. Proposal was accepted  
 was from the 6/10/82 meeting &  
 subsequent discussion.

~~From~~  
 [redacted] worked across  
 the common & talked about the  
 technique used by White & what  
 + interesting guy he was to do  
 however work. How are we going  
 to handle this. [redacted] decided  
 to pay a sum of 4 1/2 million dollar  
 at the direction of [redacted]  
 of J. H. to B. A.

Board of Directors met Oct 12, 82  
 thru out that whole period he had  
 kept the board updated re any  
 the C + the C Bld. Always  
 trips.

Was not negotiating with  
 the Mayor. without the approval  
 of the Mayor. The Board had  
 approved the specific figures. Oct 12, 82  
 when the 5m figure came up  
 we let the Board know. +  
 kept them April 82

Board advised the next meeting.

Board gave them the needed descetion  
 to discuss this # 10/12/82.

On the Board were a # of  
 individuals who had <sup>one trustee</sup> relation with  
 various ~~university~~ colleges in the B. A. area.

Calendar 10/18/82 2PM there is a meeting  
 with [redacted] at J. H. Has no  
 recollection of what was discussed.

12/21/82 9<sup>th</sup> meeting with [redacted]  
 at J. H. By this time [redacted] received

was interested by [redacted]  
 Tell get the biggest ~~name~~ visibility  
 out of this as possible.

Told [redacted] all that will  
 do is make me the magnet for  
 every school in the county coming  
 looking for donations. [redacted] threat  
 to de-influencing the public.

This was the biggest cent  
 J.H. ever made to a Univ. J.H. [redacted]  
 did not consider them a cent  
 he considered it an expense. If made to  
 city may not have received approval.

On or about 1/13/83 J.H.  
 gave B.U. 4 1/2 million dollars.

In the discussion with [redacted]  
 [redacted] sent a very clear request  
 that if J.H. does any with B.U.  
 + their proposal no J.H. officer  
 a letter or official of the city  
 is to benefit from their donation.

b6  
 b7c

The following morning [redacted]  
 called the mayor at C.H. + said  
 we have a TH for you. J.H.  
 it is 4 1/2 million. The response  
 was that is a very impressive surprise.

[redacted] called Mayor at Home  
 Handed phone this is a strange call.  
 Invited him out to [redacted]  
 Bay Tower Room.

(19)

Can't recall if go ahead from  
City was secured prior of subsequent  
to Smith.

[redacted]

to BPA

8/12/80

[redacted]

= Merritt + Brew

b6  
b7C

FEDERAL BUREAU OF INVESTIGATION  
FOIPA  
DELETED PAGE INFORMATION SHEET

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Total Deleted Page(s) ~ 1  
Page 35 ~ b6, b7C

# Memorandum



To : SAC, Boston 194C-450

Date 11/5/86

From : SA [redacted] (C-1)

Subject : Kevin H. White, Former Mayor,  
City of Boston; Corruption Within The  
Boston Redevelopment Authority;  
Hobbs Act - CDO; Extortion; Mail Fraud.

It is requested that the following  
sub-files be established:

194-450 Sub A : Elsur

Sub B: Elsur Check List

Sub C: Pen Register

Sub D: Subpoenas

Sub E: Newspaper Articles

Sub F: Columbia Point Project

Sub G: Holiday Inn Parcel (Parcel 7)

Sub H: Mercantile Building, 111 Atlantic Ave

Sub I: 99 Summer Street

Sub J: Devonshire Towers

Sub K: Sanborn Building

① one for each subfile  
Approved  
11/5/86 JWD

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194-450 Sub A-1

SEARCHED	EP	EP
SERIALIZED		
NOV 10 1986		
[redacted]		

M

Sub L : Government Center Garage  
Sub M : One Market Place Center  
Sub N : 265 Franklin Street  
Sub O : Roman Wharf  
Sub P : Jenny Building



U.S. Department of Justice

Federal Bureau of Investigation

In Reply, Please Refer to  
File No. 194C-420

John F. Kennedy Federal Building  
Government Center  
Boston, Massachusetts 02203

Date September 17, 1986

[Redacted]  
New England Telephone Company  
Security Division  
313 Congress Street  
Third Floor  
Boston, Massachusetts 02210

Dear [Redacted]:

In connection with an official investigation being conducted, it is requested that your office make available to this office any information concerning the identity of the subscriber to the non-published telephone number or numbers listed below.

Please reply to the attention of Squad C-1.

A self-addressed envelope is enclosed for your convenience.

Your cooperation in this matter is greatly appreciated.

Very truly yours,

*James W. Greenleaf*  
JAMES W. GREENLEAF  
Special Agent in Charge

b6  
b7C

194C-420-SUBC-2

SEARCHED	INDEXED
SERIALIZED EP	FILED EP
SEP 29 1986	
FBI-BOSTON	

Att. [Signature]

RECEIVED
SEP 18 1986
N.E.T. & T. CO. SECURITY DIVISION

FBI/DOJ



CMD

MSG

NP

JUN 06 86 \*CSP

P

1

3

QUI 1SR

479-9150 053 1SR

01 0000 06-02-86

T395080289

04-27-81

INTERROGATION REQUESTED BY



NP

LA

LOC

---BILL



FULLY TAXED

NET/ATTCON

---S&E

RP

NOTATION

TYPE PN ACT FU

BD

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AIRTEL

11/7/86

TO : SAC, MIAMI  
FROM : SAC, BOSTON (194C-450)  
SUBJECT: KEVIN H. WHITE,  
FORMER MAYOR,  
CITY OF BOSTON;  
CORRUPTION WITHIN THE BOSTON  
REDEVELOPMENT AUTHORITY;  
HOBBS ACT - CPO;  
EXTORTION - MAIL FRAUD

Enclosed for the Miami Division are the original and one copy of a Federal Grand Jury subpoena from the District of Massachusetts, Boston, Massachusetts. The subpoena is to be served on [REDACTED]

b3

Boston is currently conducting a corruption investigation regarding [REDACTED] dealings with the Boston Redevelopment Authority, Boston City Hall, Boston, Massachusetts.

b6  
b7C

LEAD

MIAMI

AT BOCA RATON, FLORIDA

Will serve enclosed subpoena.

2-Miami (Encls.)  
2-Boston  
JJL/dac  
(4)

*dac*

194-450 Sub D-10

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JR.

# THE SILBER AGENDA



BOSTON  
UNIVERSITY  
PRESIDENT  
JOHN R.  
SILBER

*After 15 years as president  
of Boston University, John R. Silber has  
transformed the institution, re-creating  
it in his own image and fueling  
it with his own moral fervor*

# Philosophy, power, and the pursuit of excellence

BY RENEE LOTH

**BEFORE**

**9 A.M. ONE**

warm Thursday this fall, Boston University president John R. Silber visited a group of workmen unloading some of the 125 young trees he had ordered to grace BU's new science and engineering center, which is nearing completion along Commonwealth Avenue and Cummington Street. By the time he got back to his office, he was not a happy man. "I have prepared a several-page essay on how I want those trees," Silber said, taking up a felt-tip pen and sketching vigorously. The problem, he explained, is that the root balls on the trees had been sliced at an angle, so they were shaped like the letter V, when Silber had specifically requested that the root balls be shaped like the letter U. Otherwise, he said, there aren't enough roots to sustain trees of that diameter. Listening to Silber, you just knew he wanted to send the trees back. He settled for renegotiating the university's contract with the nursery, to hold the nursery responsible for replacing the trees if any of them died.

John Silber runs a university with 27,500 students, 6,400 employees, 234 buildings, and a \$373 million budget, but it is not surprising to find him worrying about the fate of a few saplings. For 15 turbulent years the disputatious Texan, now 60 years old, has run Boston University with such authoritative control and to such exacting personal standards that to call him "president" approaches tautology: After so many years, John Silber has become the very *definition* of Boston University. When the man and the institution are one, no detail is too small for personal supervision. Those trees are going to meet the most rigorous standards, because if they fail, in a small sense Silber too will have failed, and John Silber is a man who brooks failure with about as much grace and equanimity as a bridled bronco.

*Continued*

## Silber

CONTINUED FROM PAGE 24

rightly, there are at least six books every educated person ought to have read (Plato's *Republic*, Plutarch's *Parallel Lives*, the *Iliad*, the *Odyssey*, and parts of the New and Old Testaments), and he is planning a university-wide curriculum reform to ensure those books are added to the intellectual diet of most every student at Boston University.

In each of these endeavors, Silber is guided by his vision of excellence. In his view, tenure, unionization, standardized salaries, and lax curriculum requirements all destroy excellence by blurring the differences among good, better, and best. As Silber sees it — and this is at the center of the public debate about his leadership — a university is not a society of equals. People simply are first-rate, second-rate, or third-rate. On the occasions when he has intervened to oppose a faculty recommendation for tenure, or to raise the salary of one faculty member above all the rest, Silber says he has been fighting

second-rate people who are afraid of the first-raters. "In order to create excellence," Silber says, "one has to break that stranglehold that the second-rater would impose on a program to resist its improvement."

Silber's view of Boston University as a pure meritocracy conflicts with the equally passionate view that a university should be a democracy — an institutional reflection of American society as a whole. At Boston University, excellence has sometimes been pursued at the expense of free expression or majority rule. Ronnie Dugger, publisher of the literary and political journal *Texas Observer*, was a student at the University of Texas in Austin, where Silber taught philosophy — specializing in the 19th-century German philosopher Immanuel Kant — and later was dean of the College of Arts and Sciences. Dugger grew close to Silber while working on a book about Silber's three years (from 1967 to 1970) as dean. He thinks the resistance to Silber's administrative style, the turmoil and vitriol that has attended Silber at both BU and the



**I**t is difficult to overstate the reverence with which Silber holds the ideal of excellence, or the lengths to which he'll go to achieve it. In "The Flight from Excellence" Silber writes that modern man, especially in a democracy, tends to lose sight of the afterlife, because democratic freedoms encourage us to improve our lives here on Earth. In such a world, Silber writes, the pursuit of excellence takes on a nearly religious quality: It can provide a vision, a "transcendent" goal that gives meaning to life. Silber likens this to "a secular kingdom of God." The apotheosis of excellence drives Silber to his many achievements at BU, but it also provides him a peculiar kind of license to belittle and reject whatever he feels does not advance the cause. When excellence is exalted, mediocrity is not just boring; it is immoral.

Silber's critics claim that he has quashed dissent at Boston University, using "excellence" as a club to eliminate those who dare oppose him. They believe Silber has created not a meritocracy but a ministry of fear at BU that is inimical to academic freedom. Even Arrowsmith (who taught at BU for six years and will be returning next semester after a sojourn at Emory University in Atlanta) describes the atmosphere at BU, particularly during the faculty union fight, as "bloody ugly . . . anti-academic in the extreme."

Ronnie Dugger, whom Silber calls a friend, thinks Silber functions best when he is among his political and intellectual peers, but that he is contentious and intimidating when he is among people who are at his mercy professionally. "He's deep, and he's driven, and he's a very useful citizen unless you're under him in a hierarchical structure," Dugger says. "If

you're under him you'd either have to have a very close relationship with him or be prepared to fight. And if you're not prepared to fight you might be eliminated." Zinn — who says he has had merit raises repeatedly blocked by the administration and whose requests for a teaching assistant have gone unanswered despite his teaching classes of 300 students — puts life under Silber even more succinctly: "It's not a happy place to be unless you're a very strong person."

None of this is news, really. Silber's personal style — his provocative, outrageous statements, his sarcasm, his belligerence masquerading as philosophical inquiry, his delight in skewering sacred cows of all persuasions — has been covered exhaustively in newspaper articles and on national television. We were told nearly a decade ago, in Nora Ephron's famous 1977 article in *Esquire* magazine, that John Silber is "the meanest SOB on campus." But all the attention has also helped make him one of the most influential SOBs in the country. Silber, says another professor who has tussled with him often, "has an ability to make his agenda everyone's agenda. There are people at the university who are still obsessed with getting rid of him, and that's a kind of craziness too."

**J**ohn Robert Silber was born in San Antonio, Texas, one of four children of an architect who fell on hard times during the Depression. Silber is from a large, devout family that settled amid a community of German intellectuals in Texas who had fled to America during a brief proletarian revolution in 1848 (his own father arrived in America in 1904). Growing up in San Antonio during the D

pression was not easy for a slightly-built, intelligent boy, and it was especially hard on young Silber, whose right arm, deformed since birth, ends in a stump just above the elbow. "Kids were not tolerant of handicaps in those days," says Silber's friend Arrowsmith. "John had to learn to fight."

The instinct to fight evidently has never left Silber. Arrowsmith remembers being among friends at Silber's summer home in Lincoln, Vermont, long after Silber had become president of Boston University and presumably no longer needed to scrap for his dignity. In the afternoons the men would rough-house good-naturedly. They might begin tossing a football around in the yard, and a tackle would become a tussle, and suddenly "you knew with John that he was going to try and *kill* you," Arrowsmith says. "It wasn't play. Suddenly he'd grab you by the throat, and he was going to strangle you to death. He has an instinct for the jugular, and he goes all the way."

Silber does not want to say his family was poor when he was a child; lots of self-reliance and aggressive bootstrapping, he says, made it possible for his father to support a family of six on \$810 a year. The clothes were homemade, and the food had been canned and preserved the season before, but "people lived and bathed regularly, were clean, were disciplined, lived reasonably well." People on welfare today, Silber says, are living in luxury compared with the way

his family lived, and yet they consider themselves impoverished. "People today are just not willing to work as hard as they were willing to work in the '30s," Silber says. The reason? "Luxury destroys."

And adversity, Silber says, "develops talent. Adversity develops virtue." Silber is proud to have faced adversity at a very young age and triumphed over it. By contrast, he believes students today are from a "pampered generation" (sometimes he calls it an "ill-bred" generation), and he sees no reason to soften a rigorous classroom experience because some students can't keep up. "It's our job [at a university] to define a contrived experience of adversity that is constructive in the development of personality, in the development of mental ability, in the development of discipline," he says. And what of those who do not blossom under such conditions? "If anybody finds that freshman year here at Boston University is too much adversity, they quite clearly are not prepared for college."

In fact, Silber thinks lenient teachers do a disservice to their students by giving them false hope. When Silber was about 12 years old, he says, his class was involved in a project called "occupations." Each student was to write an essay on what he wanted to be when he grew up. Silber at the time wanted to be a veterinarian. He interviewed veterinarians to see what the job was like. He drew beautiful pictures of a veterinarian



Silber last year at a 350th anniversary ceremony for Boston Latin School. His address was "In Praise of Excellence." working on a cow and pictures of pigs. He was very proud of his essay, but as the teacher was reading it to herself in the classroom, she began roaring with laughter.

"All of the kids looked up," Silber recalls. "[The teacher] said, 'You know what I am doing? I am reading the occupation theme of one John Silber. You know what he's going to be when he grows up?' And everybody said, 'No, what?' 'He's going to be a veterinarian. Let me correct myself. He *thinks* he's going to be a veterinarian. John Silber, I want to tell you something. You aren't going to be a veterinarian.' And then she

throws her head back and roars with laughter."

Silber insists he did not find this experience crushing. The teacher explained to him that he was physically very slight and that farm animals are very big. Veterinarians were simply much bigger and much stronger than Silber would ever be. "She probably had in mind, 'You've also got one arm, kid, and you might put that into the hopper.' She didn't say that, but she could have, and it would have been perfectly reasonable. If teachers don't tell you the truth, they don't do you any good, because one of the most important aspects of education is self-discovery."

Silber's discoveries early on that he was not going to be a veterinarian, that he would never play the violin, would never be a basketball star, inform his political positions today, especially when filtered through his reverence for excellence. Silber opposes affirmative action quotas in hiring and admissions, not because he worries about their effect on the seniority system or even their cost, but because he believes they muddy the pool of excellence. "All people do not have a right to a [higher] education," he says. "If you legislate that right you will legislate achievement down to the lowest common denominator. You will have to cut down expectations that go with a college degree to the point where ... any stumbling moron qualifies for a

*Continued on page 49.*

## Silber

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PhD." Silber goes so far as to call the notion of quotas "sacrilegious." He believes that God created all men unequal (what better proof than his own impairment?), so trying to legislate equality is "morally wrong," because it opposes God's will.

When Silber was a child, long before he became interested in the philosophy of logic or Kantian reason, he was engaged in lively arguments every day with his brother, Paul, and his father. The three men in the family would sit at the dinner table and debate issues of politics — who had caused the First World War, was Roosevelt better than Hoover — and, Silber says, "we would sit there and eat and enjoy ourselves while we were just arguing furiously." Ronnie Dugger refers to these family discussions as "murderous discourse completely enswathed by love."

Years later, when Silber became a professor of philosophy at the University of Texas, his memories of those family debates were so fond that "I just took for granted that everyone enjoys a good argument." Silber is a brilliant debater: He can take an idea and aim it like a gun. In his classes, Silber employed the Socratic method of teaching, a method that advances one's argument through a series of questions fired at the opponent. "My classes were real Socratic encounters; you know, put a question to them and then you would drive them," Silber says. It never occurred to Silber that some students might have found this method rattling or intimidating.

"These were really exciting classes, and kids loved to come to them, and they would get in there for the fray."

One student who enjoyed the fray in Silber's classes was William Bennett, who is today the secretary of education in the Reagan administration. "It wasn't intimidating; it was quickening," he says of Silber's method. "Silber is frank and manly and direct. There is not enough of that these days. He believes human beings should be spoken to as if they were human beings, not as if they were flowers."

To this day, Silber says, he finds it hard to believe that people are intimidated by him. This is not because he thinks he's a cream puff. On the contrary: Silber says he simply has no reference from which to understand intimidation, because — and he says this unequivocally — "I have never been intimidated by someone since I've been grown. I just don't know what it is like." Such a statement may strain credulity, but Silber attributes his mettle to "being reared with some high religion" back in Texas. The way Silber was brought up, he says, God was something to be feared, but people weren't. "People are just people."

Silber's religious upbringing stuck with him through college: He attended Trinity College in San Antonio, and Yale Divinity School, thinking about becoming a minister. But somewhere along the way Silber turned from theology to philosophy — the love of knowledge. In philosophy Silber found the same disciplined, logical thinking that had challenged him as a child. In Immanuel Kant — the 18th-century German philosopher who has been the subject of Silber's scholarly writings ever since graduate school — he found a moral and logical abso-

oping his own power base, that he might even run for political office. Silber, himself an active Texas Democrat, had worked with Sargent Shriver in John Kennedy's administration to develop the national Head Start program in the early 1960s. He was chairman of a statewide committee to abolish the death penalty, and he earned points among integrationists for standing in defense of a young black woman's right to play the lead in the school opera. Erwin engaged Silber in a vicious power struggle by manipulating Silber into a kind of proxy battle with the university president. The details of the battle — over whether to cap enrollment or to expand — are relatively unimportant now. Silber knew what was happening, but he was powerless to stop it. In July 1970, with five of Erwin's nine regents agreeing, Silber was fired as dean.

Silber's experience with Erwin didn't stop him from engaging in *Macht-politik* once he came to Boston, however. From the start Silber developed a good working relationship with Boston's mayor, Kevin White; he contributed \$1,000 (the legal maximum) to White's 1979 campaign, and White's wife, Kathryn, did consulting work briefly for the university. This relationship smoothed Silber's path as he pursued BU's manifest destiny: the acquisition of 123 city properties over 15 years, mostly between Kenmore Square and the university's west campus at Babcock Street. Silber annexed what he calls the "derelict" neighborhoods around Kenmore Square and Audubon Circle in order to create a "physically coherent" campus, and the Boston Redevelopment Authority under White was remarkably patient with Silber's failure to

produce a promised "master plan" for student housing expansion despite howls from neighborhood groups worried about being displaced by BU.

After White dropped out of politics in May of 1983, Silber hired him — at a reported salary of roughly \$100,000 — to teach in the College of Communication. The appointment got Silber invited to appear before the federal grand jury still investigating White's administration. The grand jury, Silber says, wanted to question him about a \$4.5 million gift the John Hancock insurance company — whose chairman, Gerhard Bleicken, was also vice chairman of BU's board of trustees — gave BU in 1983 for its new science and engineering center. Was there a connection, the grand jury wanted to know, between the gift and a favor the White administration had granted Han-

cock years before by allowing Hancock to build its famous glass skyscraper in the Back Bay without razing its old Clarendon Street building to create a corresponding amount of open space? Was there a connection between the gift and White's appointment?

Silber says the \$4.5 million gift was just a form of "linkage" — payment from Hancock to the city. "The City quite reasonably expected a contribution in exchange for the advantage granted to the company by the City," Silber wrote in a letter to the student newspaper, *The Daily Free Press*. It may appear odd that a gift to a private, tax-exempt university would be an acceptable linkage payment to the city, but Silber has a ready explanation: BU, he says, is a "victim" of Boston's decision, more than two decades ago, to redevelop seedy old Scollay Square, which Silber says

forced the detritus of that area into Kenmore Square, contributing to its deterioration as a neighborhood. It is only just, Silber says, that the city should compensate BU for the damage it did to "the entrance" of its campus. The contribution to the science and engineering center will go a long way toward renewing Kenmore Square, Silber says, thus satisfying the city's "obligation" to the Boston University community. As for the White appointment, Silber says that the Hancock gift came in January 1983, five months before White announced he was not seeking another term in office, so there could not have been a quid pro quo at the time.

This kind of rationalization, Dugger says, is a perfect example of how Silber the politician may conflict with Silber the philosopher: "Are we to apply the same standards of conduct we

get from his deification of the pursuit of excellence to his standards in hiring Kevin White? No. You see, there is something very complex going on here, someone operating in three different realms knowingly."

**I**n the fall of 1970, Silber, out of a job but under consideration at several institutions, arrived at Boston University for an interview by a 21-member search committee of students, faculty, and trustees. From the start, he led no one to believe that his would be a maintenance administration. In his discussions with the committee he reportedly was caustic, sarcastic, scornful of the university, but assured and persuasive about where he wanted it to go. Other candidates for the presidency, committee member Nancy Faries said when she cast her vote for Silber, "will lead us slowly and carefully wherever we have to go. Dr. Silber will pick us up and throw us, and I'm afraid we need to be picked up and thrown."

Silber is fond of saying that when he assumed the presidency in 1971, he found Boston

University in a financial and academic shambles. He also found a community of students and faculty fully engaged in the liberation movements of the 1960s. Campus activism was thriving: The previous spring a student strike to protest the killings of antiwar demonstrators at Kent State had succeeded in shutting down Boston University and canceling graduation ceremonies. The student union officers were all leftists of one stripe or another who sponsored not just rock concerts but demonstrations against tuition increases or the presence of Marine recruitment officers on campus. A popular course in the College of Liberal Arts was The Radical Critique, a class taught entirely by students that covered such topics as Zen Buddhism, women's liberation, and prison reform. Student demonstrators had hounded ROTC — the campus military program — until it moved off campus.

Once installed in the president's office on Bay State Road, Silber moved quickly to neutralize the student protests and consolidate control of the university. He went after the student activities fee, which had been automatically attached to

each student's tuition bill, calling it "taxation without representation." He made the fee voluntary, which immediately reduced the budget of the student union by almost half. He had students arrested for blocking university property, saying the BU campus was going to be open to everyone, including Marine recruiters. He brought ROTC back. In the spring of 1973 he began prosecuting student demonstrators, both on criminal trespass charges and under the university's own "provisional code of student conduct," which Silber initiated at the request of faculty who hoped it would bring a logical process to the protests on campus. The code triggered its own round of protests by students and faculty who thought it was rigged, because Silber appointed the members of the council that ruled on code infractions.

Today Silber exercises strict control over student life at BU. He has declared that he will not tolerate the construction of a symbolic shanty on university property, built by students to protest BU's continued policy against divesting its holdings in businesses with ties to South Africa. Such con-

structions are not symbolic examples of free speech, Silber says, but rather, "nothing more serious than the temper tantrum of a child." Last year Silber had 11 students arrested for refusing to leave the site of a shanty they had constructed in front of the student union.

Silber has made the student activities fee mandatory again, but now it is more closely controlled by the administration; approval by the dean of student life is required for the leaflets, lectures, or performances funded by the fee. Last year Silber engaged in a battle with Yosef Abramowitz, then a junior majoring in Jewish studies, who flew a banner with the single word "divest" from his dormitory window on Buswell Street. Abramowitz first was visited by officials from the university office of residence life, who removed the banner. Abramowitz persisted in hanging the banners and eventually received an eviction notice from Mary Eaton, the university's director of residence life. Then Eaton warned him of further disciplinary action, that is, expulsion from the university, if he continued to post the signs.

Abramowitz and three other students who had hung banners to support him took the university to court with the assistance of the Civil Liberties Union of Massachusetts. Judge Edith Fine of the Massachusetts Appeals Court issued a preliminary injunction last May prohibiting BU officials from entering students' rooms in order to remove the signs. Fine also ruled that the four students could continue to place banners, without fear of reprisal, inside and outside their dormitory windows, provided the signs not touch the brick of the building. This past September Abramowitz, a serious activist who writes a regular column in *The Daily Free Press* and who went on a two-week hunger strike last year to protest the South Campus housing plan, is moderating the policy to balance the rights of the students with the concerns of the neighborhood."

Silber says his dispute with Abramowitz has nothing to do with the particular sentiments he expressed. Students, Silber says, "do not have the right to trash the campus."

Silber's fans say kids today need this kind of discipline. "Time and again," says acting dean Maitre, "parents come up to me and say, 'Do you know why I send my children here? Because of this man, this ogre.' I have heard the term applied positively."

Silber's own children (there are seven; six girls and a boy) were certainly not pampered while growing up. "They each shared in the household chores," Silber says, "and were expected to complete their schoolwork on a timely basis and perform at levels appropriate to their ability." It is a measure of the strength of John Silber's influence that each of his children in one way or another mirrors his own interests and goals. One daughter, Alexandra, fulfilled Silber's childhood dream and became a veterinarian. Another daughter is completing a PhD in musicology from Yale (Silber took a second major in the fine arts and a minor in music in addition to his degree in philosophy and religion). All seven children took music lessons at one point or another, all attended universities where Silber had worked or studied, and each was exposed to a broad, interdisciplinary education. Even the daughter who is majoring in mathematics at Boston University has also studied sculpture at BU's School for the Arts.

While he was ridding the campus of unsightly demonstrators, Silber also was busy reorganizing both the university's faculty and its finances, which were so poorly managed that BU actually had \$3 million deposited in a no-interest checking account. Silber offered an endowment program, whose members were adept at coaxing money

*Continued on page 59*

# Silber's world view

*BU's campus boundaries extend farther than you think*

John R. Silber's pursuit of excellence has led him far afield — to Third World continents whose fledgling democracies Silber feels are essential to "excellence as it pertains to the life of the mind." Given how Silber's philosophy is personified throughout his administration, it is no surprise that a kind of world view has emerged at Boston University. "We may be the only university around that has a foreign policy," says one BU professor with views opposed to Silber's.

Silber's foreign policy is anti-communist and interventionist, a combination that places him to the right of most national leaders in his chosen (Democratic) party. He got his first real taste of international policy making in 1983, when President Reagan appointed him to the National Bipartisan Commission on Central America (the "Kissinger commission"). Now Silber is a board member of *Radio Martí*, a government anticommunist broadcast intended to liberate the airwaves in Cuba. He supports the contras in Nicaragua, the mujahedin in Afghanistan, and the guerrilla forces of UNITA in Angola. He opposes American sanctions or institutional divestment

as a means to end apartheid in South Africa. He promotes these views through the university's publications, its lecture programs, its centers and institutes, and, of course, through his many newspaper and magazine articles and appearances on the lecture circuit.

Silber is a vice president of the United States Strategic Institute, a defense-oriented think tank in Washington, D.C., founded in 1972 by Arthur Metcalf, chairman of Silber's board of trustees and president of the Electronics Corporation of America. Other institute directors include nine retired military admirals and generals and former national security adviser Richard Allen. The institute produces a quarterly journal called *Strategic Review*, published jointly with Boston University's on-campus Center for International Affairs. Joachim Maitre, the East German defector whom Silber recently named acting dean of BU's communication school, is the *Review*'s foreign editor. Over the past year the *Review* has published articles by US Sen. Dan Quayle (R-Indiana) on the failure and futility of SALT; by Freedom House director Bruce McCollm on potential weak points in Castro's Cuba;

and by Hoover Institution fellow Angelo Codevilla on the folly of the Contadora peace process in Central America.

A year ago Silber instituted the World Leaders Forum, a university lecture program that honors foreign leaders who promote Western economic and political values. Among those whom the program has brought to BU, or who are scheduled to speak, are the anti-Castro Cuban Armando Valladares, who was a political prisoner in Cuba for 22 years; El Salvadoran President Jose Napoleon Duarte; Philippines President Corazon Aquino; the South African Zulu Chief Mangosuthu Buthelezi, who opposes international sanctions against the Pretoria government there; and Swiss President Kurt Furgler, an outspoken opponent of foreign trade restrictions.

American universities have come under fire in the past few years from the conservative hit squad Accuracy in Academia, and more recently from Secretary of Education William Bennett, for promoting "liberal bias" in the classrooms. But Les Csorba, director of Accuracy in Academia, thinks Silber's BU is a refreshing departure. "You [usually] have a liberal elite and mind-set where you find a high frequency of condemnation of right-wing countries but hardly anything on the communists," he says. "It's good to see someone like Dr. Silber addressing those concerns." Bennett says Silber "has tried to restore intellec-

tual balance to the program" at BU.

Two new projects that please Bennett and Csorba emanate from the university's College of Communication. With the help of a \$180,000 grant from the US Information Agency, acting dean Maitre is setting up a journalism program in Pakistan to train Afghan rebels in how to disseminate "news" of their fight against the Soviet-controlled government in Afghanistan. The program was bitterly condemned by many in the journalism department; communications dean Bernard Redmont became so distressed that he resigned his post.

Back on campus, journalism professor Lawrence Martin, a Czechoslovakian exile who fled the Russian invasion of his homeland in 1968, will direct the university's incipient "center for disinformation," designed to teach students how to recognize, and produce, political disinformation of both the Soviet and American variety.

Acting dean Maitre finds nothing untoward about teaching journalism students how to write propaganda. "It is rather naive to believe that under no circumstances must a democracy involve itself with disinformation," he says. Asked if such disinformation should be defensible only in times of war, he says, "You cannot distinguish, because we are now at war, cold war. The term is very much alive." — RENEE LOTH



## Silber

CONTINUED FROM PAGE 56

from private and government granting agencies; the amount of grant income at Boston University has tripled to \$47 million during Silber's years.

For his troubles Silber received a heap of abuse, particularly in the early years, from faculty, students, deans, and even a few trustees suffering from the "absurd notion," as Silber might put it, that their opinions were equally valid. They circulated petitions, organized demonstrations, and engaged in shouting matches with Silber at meetings and rallies. This was a generation whose maxim was "question authority," and Silber flaunted his. Silber suffered through demonstrations, death threats, armed guards, and arson (in the early 1970s Silber lost the only copy of a manuscript on Kant he was writing when a fire destroyed part of his house). "The malice quotient around the place," recalls Arrowsmith, "was really out of sight."

Silber's troubles culminated in 1976, when 10 of the univer-

sity's 15 deans and several hundred faculty members called for his resignation. But Silber survived the attempted coup; the university trustees voted to retain him as president. Luckily for Silber, the trustees appeared to have adopted his operating philosophy: Since BU is a society of nonequals, the majority opinion of the deans was just not sufficiently "valid" to be heeded. Apparently, Silber had learned a lot from his experience with UT's regents chairman Frank Erwin. Indeed, Silber has grown very close to his chairman on the BU board of trustees, Arthur Metcalf; he dedicated to Metcalf the university's spectacular \$100 million science and engineering center, and the Metcalf Cup, the university's most prestigious teaching award, was established in 1974. Metcalf, meanwhile, sold Silber about 2 percent of the stock in his Waltham engineering company, Electronics Corporation of America. Sometime thereafter, a subsidiary of Rockwell International announced it was buying ECA's stock, a transaction that is expected to net John Silber \$2 million.



Silber in his office at Boston University: "In order to create excellence, one has to break that stranglehold that the second-rater would impose on a program to resist its improvement."

More or less in the wake of the aborted coup, all of the deans, a few vice presidents, and many faculty who had opposed Silber were fired or resigned, including several whom Silber himself had appointed amid pronouncements of excellence. "Revolution," Silber says today, "is a right that is asserted only if one is prepared to win." Silber was talking about

political revolutions generally, but it's a truth he has assiduously applied to his own rule. After a coup has failed, there can be no lame ducks, only dead ducks.

Silber and his supporters think all the trouble was necessary to transform BU from the financially shaky, entropic urban institution that

Silber found to a tightly centralized, dynamic system with record-high enrollments and a \$132 million endowment. "There was no way, in my opinion, that anybody could have come in here and done what had to be done without creating hostilities, animosities, and counterforces," Silber says today. "I was going to carry out that objective of achieving excellence, but that had its consequences of resentments and turmoil."

And what of the student who does not blossom under adversity, the faculty member who does not enjoy a Socratic encounter, the dean who believes his opinion is as valid as Silber's even when it is a different opinion? Under John Silber, Boston University is no longer a place for them. Silber has no regrets about this; he spent the formative years of his life making sure he would never be pitied, and he does not pity anyone else. Even Silber's friends and supporters think his tactics are sometimes extreme, but Silber is secure in his belief that extreme actions are taken for the university's own good. In the pursuit of excellence, after all, extremism is no vice. •

Janet Kacott, The Boston Globe



# Body of kidnaping victim is found in Maine

(Woman was abducted in Dec. 3 robbery — Page 13)

## The Boston Globe

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SUNDAY Clouding near 30  
HIGH TIDE — 1:48 a.m. 1:56 p.m.  
FULL REPORT — PAGE 47

Vol. 225, No. 74, 1984, Globe Newspaper Co.

SATURDAY, JANUARY 7, 1984

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## White reportedly to teach, consult at BU

Salary called 'around \$100,000'; memoirs, television commentary also expected



KEVIN H. WHITE  
To comment after vacation

By Ed Quill  
Globe Staff

The future plans of Kevin H. White are expected to include a post at Boston University that will pay "around \$100,000" a year, according to sources close to the former mayor.

White is also expected to do political commentary on television and write his memoirs, the sources said.

In addition to lecturing at BU,

whose president, John Silber, is a longtime friend, White's apparent role there is also said to include political consulting on the national level, a position in which he will seek federal grants. The combined job will pay "around \$100,000," sources said.

BU's official response to an inquiry about White's role there was issued Thursday by Robert L. O'Rourke, assistant vice president for public relations, who said: "Although preliminary dis-

cussions have been held between Boston University and Kevin H. White over the possibility of May or White's joining the faculty of the university, nothing has been made final. If and when such an appointment is made, a public announcement will be issued."

Nevertheless, sources said White will take the job and referred to the close association between White and Silber, including the relative ease with which university expansion has been han-

dled and approved by White's administration over the years. Silber was in Washington yesterday and could not be reached for comment.

Sources said White has agreed to write either his memoirs or a history of Boston politics and that the book is expected to be published by Atlantic Monthly magazine, which also publishes books through Little Brown and Co.

WHITE, Page 12

## Jobless rate dips to 8.2% in Dec.

1983 decline is 30-year mark

By Jane Seaberry  
Washington Post

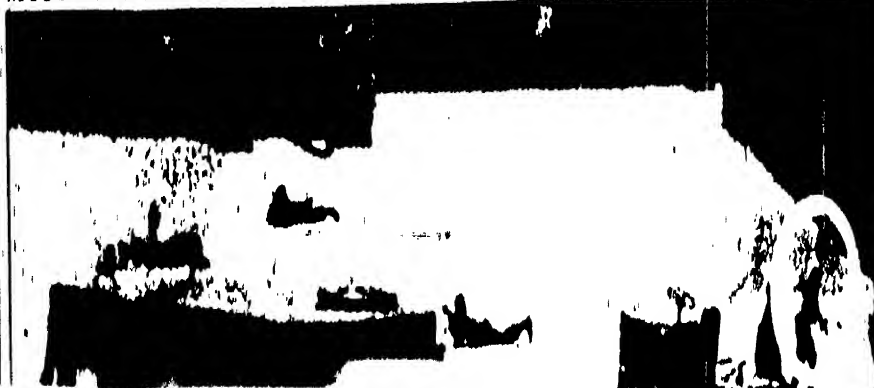
WASHINGTON — The nation's unemployment rate dropped to 8.2 percent in December, marking the steepest 12-month decline in the jobless rate in more than 30 years, the Labor Department announced yesterday.

The department reported that four million people have found work since the recession ended in November 1982.

The unemployment rate, after peaking at 10.7 percent in December 1982, has now reached the lowest point in more than two years, it dropped 0.2 percentage points from

## Cablevision planning to alter basic Hub service

### MYSTERY MAN



Said an opposing neighbor then: "There is no housing policy. It's all ad hoc decisions by the mayor. If the mayor had lunch with Silber, it's done. What are two blocks - after lunch."

When the John Hancock Mutual Life Insurance Co. was seeking BRA approval to build its tower in Copley Square in 1969, the firm agreed to tear down its old Clarendon street building and create a city park. Another idea was to use the building as a children's museum, but the museum was located at Fort Point Channel.

**In addition to lecturing at BU, whose president, John Silber, is a longtime friend, White's apparent role there is also said to include political consulting on the national level.**

Later, the company said it needed the building, after all, and the BRA allowed them to keep it.

But Hancock officials conferred with White over other plans to offer something to the city. The only thing tangible to come from the company was a \$4.7 million grant to Boston University to be used toward building its technical center, the plans for which were approved by the BRA.

Yesterday, BRA spokesman Ralph Memolo quoted BRA Director Robert J. Ryan as saying there was no connection between the Clarendon street building and the company's grant to BU. "Ryan said the building remained on the tax rolls, provided space for a major employer, was architecturally significant and that there was already open space in Copley Square," he said.

Last year's opening of BU's bookstore and shopping mall in the Kenmore square area was the result of the BRA's designation of the site as a Commercial Area Revitalization District, which made the project eligible for Massachusetts Industrial Revenue Bonds.

As a result, the BU-connected corporation that built it got \$7.2 million in revenue bonds at about 50 percent of the prime rate. In addition, the Bank of Boston approved a \$2.6 million mortgage at the prime rate, plus one-eighth of a percent, and made available a \$1.5 million capital loan at the prime rate to cover initial operating expenses.

#### INSURANCE COMMISSIONER

Arthur J. Romillard, chairman of CAR's governors, defended the raise but said he- CAR's salary levels would be resolved to ev satisfaction after further consultation wi ranking state officials.

"We will do the best we can with the res are allowed to use," said Romillard, adding, nor is the board - about to stand up to the stoner and the governor on this."

LaFontaine declined to comment on the m spokesman said he had been advised to keep CAR's attorneys.

In the spring of 1982, LaFontaine, then ing the Gardner area, resigned as House chu the Legislature's Joint Insurance Committe the job that then paid \$60,000. In Novemb board of directors unanimously voted to inc Fontaine's salary to \$80,000 and submitted t mendation to Hiam. Hiam approved it, with tions about its size, two days after Christma

Thursday, Dukakis asked Hiam to recor approval of LaFontaine's pay increase and te its level only to other managers in governm cies rather than to private insurance executi had already rejected a pay increase from \$ \$67,375 for LaFontaine's chief assistant a: acting president, Robert Konicki.

CAR is the agency that guarantees insu: erage for about half of the state's 3.3 millio Until last week, CAR was known as the 3 sets Motor Vehicle Reinsurance Facility.

Romillard, who is also chairman of the The Commerce Insurance Co., said that pay scales to state salary levels could prove ly in others ways.

"Executives at CAR are held to a high deg formance and their salaries must be comme said Romillard. "I really am afraid that if we state salary schedule we will have trouble and holding people able to keep the perform par."

Romillard said that many of CAR's fina actuarial specialists are in demand by priv ance companies.

According to Romillard, one of the probi lowering the president's salary is that it "cor CAR salaries across the board.

## Ellis jailed after for birth certific

By William Doherty  
Globe Staff

Suspended State Police Cpl. Arnold W. convicted drug smuggler, was jailed last n: federal judge revoked his bail because of a Tuesday when Ellis applied for a copy of h: tificate at Gloucester City Hall.

Ellis had been free on \$100,000 bail penc peal of his conviction and 12-year prison se smuggling 18 tons of marijuana into Glo 1977.

US District Judge Robert E. Keeton to over to federal marshals after a day-long which Ellis claimed the incident involving certificate was all a misunderstanding.

Pauline Brody, an employee in the Glou clerk's office, testified that Ellis appeared ir Tuesday and asked for birth certificates fo his wife, Harri, and his 18-year-old son, Arr lis 3d. Brody said Ellis told her he wanted cates for "travel outside the country."

Ellis, however, denied saying he wante outside the country and said he was willing polygraph test to prove he had no intention

He said his primary purpose in going to t office was to get a birth certificate for his w vacationing in Bermuda and needed it to reh United States because she does not have a. Ellis said he mailed the birth certificate to m munda immediately after obtaining it.

His son needed the certificate, Ellis said for a gun permit.  
ELLIS, Page 15

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CALENDAR

## BU center gets \$6m in 2 gifts

Boston University President John R. Silber announced yesterday that two record breaking gifts totaling \$6.1 million will help the university speed completion of its \$49 million Science and Engineering Center.

The center involves construction of two buildings and the renovation of seven others in a four block area between Commonwealth Avenue and the Massachusetts Turnpike. Work began last September and is scheduled to be completed by September 1984.

The two new buildings will be a five-story engineering structure on Babbutt Street and a building on Cummington Street that will house five theaters. The theaters, replacing the three-cinema Nickelodeon complex nearby, will be used as lecture halls during the day and as movie houses in the evening.

One of the two gifts, \$4.5 million from the John Hancock Mutual Life Insurance Co., was described as the largest donation in BU history. The other, a gift of computer equipment from Digital Equipment Corp., was called the largest gift of equipment ever made to the university.

Silber praised the generosity of both companies during separate presentations Tuesday, according to statements issued by the university. He accepted a check from John G. McElwee, Hancock chairman and chief executive officer, at the company's Boston headquarters. And he met with Digital Equipment president Kenneth H. Olsen at that corporation's Maynard headquarters.

The center will "allow the university to consolidate its position as a major resource for New England's fast growing high technology industries," according to a university statement.

In addition, Silber said the center will help revitalize Kenmore Square and offer substantial new employment both during and after construction.

## Ch. 5 newsman Boyd hurt in Rte. 128 crash

Associated Press

WCVB-TV (Ch. 5) newsman Jim Boyd was injured yesterday in a chain reaction crash while driving to work on Rte. 128, but spokesmen said he escaped serious injury.

"He's in good shape. He's a very lucky guy," said Burt Peretsky, public relations spokesman for WCVB. "He has lacerations on the back of his head and some kind of puncture injury on his right foot. He was conscious throughout, talking throughout."

Peretsky said Boyd's car was totaled and he was removed from the car by a "Jaws of Life" extraction tool. Glover Memorial Hospital in Needham listed Boyd in stable condition.

Massachusetts State Police Trooper Jack Hayes said the accident, which occurred about 9 a.m. in the southbound lane near the exit for Rte. 9, involved four cars and a tractor-trailer rig. He said Boyd, believed to be the only person injured, was taken to hospital by a Needham Fire Department vehicle.

Boyd, who has been at Ch. 5 since March 1979, was driving to his car when his way to the



MARIO VELEZ  
1979 photo

## Another version of police shooting

The mother of a 17-year-old Roxbury youth who was critically wounded Monday when he was shot in the knee by a police officer said yesterday a witness has told her that her son was not trying to run the officer down with a car as police and other witnesses have claimed.

Aurora Soto, of Savin Street, told her story yesterday morning to Deputy Supt. John Gifford at District E police station in West Roxbury. She is the mother of Mario Velez, who remained in critical condition yesterday at Faulkner Hospital in Jamaica Plain.

According to Soto, a 15-year-old Jamaica Plain boy is willing to testify that the car Velez was driving was stopped when Patrolman John Doherty fired his gun. Her son, she said, claims he stopped trying to get the car out of the tight space on Bishop Street in Jamaica Plain when Doherty drew his gun, aimed at the youth, and threatened to shoot.

"When he saw the gun, he stopped," Soto said.

Police and two other eyewitnesses say Doherty fired as the car came toward him. Doherty was treated at Faulkner Hospital for a leg injury suffered when the stolen car brushed him. Gifford said Doherty did not draw his gun until the car hit him. The eyewitnesses interviewed by The Globe said they did not notice when the officer unholstered his weapon.

At the time of the shooting, Velez was boxed in by a police cruiser to the rear and a stolen car in front of him. Police recovered three stolen cars, including the one Velez was driving, at the scene.

Gifford told Soto that police would interview the new witness once they had his name. He added that there was "overwhelming" evidence corroborating Doherty's story.

"That's the way it is," Soto responded. "Every time I see that, I see that."

## Not a stick just a mix

Charges of bank robbery were terday in Waltham District Court against a young woman who police believe is a prankster.

Barbara Auhill, 18, of Waltham, charged with trying to rob the Trust Co., 600 Main St., Waltham.

As explained by Lt. Edward Waltham police, Auhill went into the bank and withdrew \$40 and filled out a check she picked up from the lobby. The teller turned over the slip to start saw printed on it, "This is a \$50,000."

The teller put about \$2000 in gave it to Auhill, a University of home for Christmas vacation placed into the bag an explosive, ing a red dye, which exploded. Auhill left the bank.

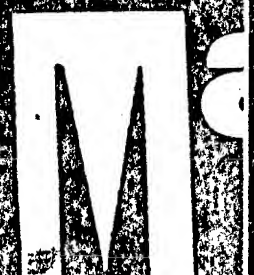
Auhill returned to the bank, bag had exploded, Gaudet said, the bank had locked the doors, was al procedure after a holdup.

The fact that she returned to the bank she may have been "the witness," Gaudet said, "but we anyway."

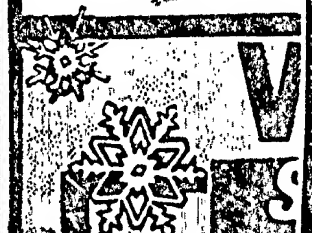
Auhill's attorney, Jack M. Auhill told him she had not given when the teller handed her a bag, "I handed me the bag, but I'm anything of it. My mind was away," she told him, Moscardelli.

The holdup note was submitted writing experts, both of whom writing of the note on the back of al slip was not Auhill's.

Moscardelli said the handwriting was speeded up and that Gaudet charges now so Auhill could return tomorrow to resume her studies.



• BRIGHTON



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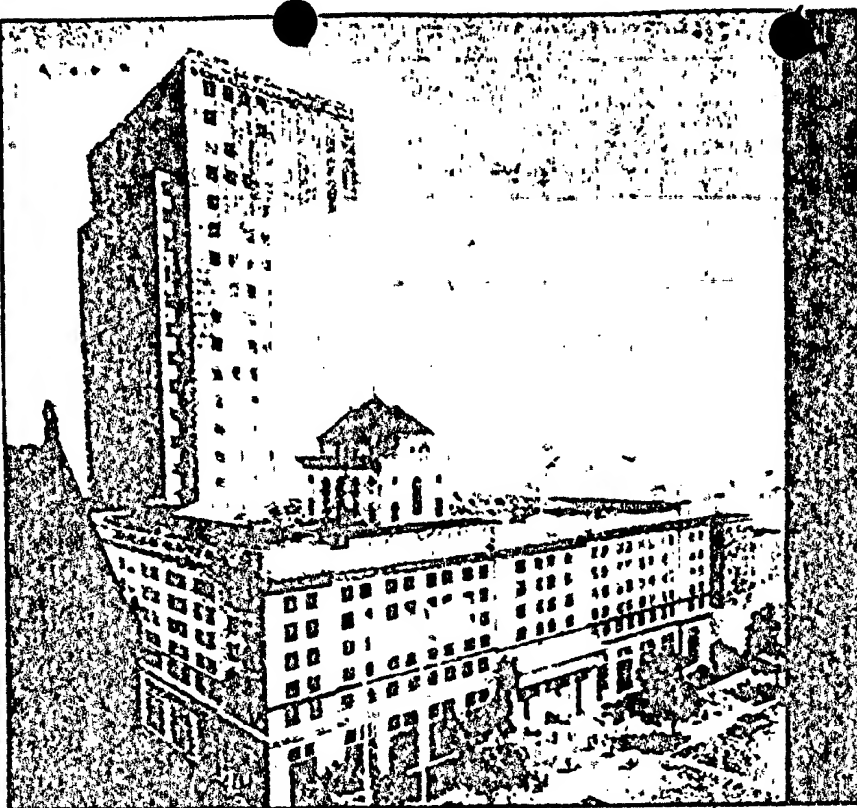
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The Clarendon Building on Berkeley street.

FYI 2/12/83

# Hancock to renovate Clarendon Building

By Anthony J. Yudis  
Globe Staff

John Hancock Mutual Life Insurance Co. has announced it will start major rehabilitation construction work in May on the eight-story Clarendon Building between its 60-story tower on Clarendon street and its older 26-story Berkeley Building on Berkeley street.

When the \$35 million construction project is completed, the restored block-long building will have 350,000 square feet of prime office space on eight floors and 5000 square feet of basement space that will house an exercise and jogging area with showers and lockers for Hancock employees.

The building is bounded by Stuart and Clarendon streets and St. James avenue, and connected at ground level to the Berkeley Building. It also is connected to the tower across Clarendon street via an underground tunnel.

Paul Rennie, a second vice president of building management and construction for Hancock, said that half the office space will be used by Hancock and the other half will be leased to outside tenants.

"Renovation will help serve our anticipated space needs for the foreseeable future," he said, "and at the same time the

building will continue to be a tax-producing property for the city of Boston."

Under an agreement with the city when Hancock built its 60-story tower, the Clarendon building was to have been demolished to make way for a public plaza and a smaller building. But city officials later changed their minds about the plaza concept and agreed to change the original agreement at Hancock's request.

The building has been in a state of disrepair and vacant since 1976. Jung/Brannen Associates of Boston are the architects and work will be completed by the end of 1984, said Rennie. Considered an example of Art Deco architecture, the building originally was built in two phases. It was completed as a four-story building in 1922. In 1926 another four stories were added. In 1924 it won the Harleston Park gold medal for distinguished architecture, a coveted award recognizing good architecture in the city of Boston.

The building will have two skylighted glass-walled atriums crossed by bridges at seven levels. Offices will overlook the atriums. The existing limestone facade and cast metal carvings will be restored. Only minor exterior changes will be made, said Hancock officials. The ground floor will have landscaped garden spaces.

## Business stocks at 2-year low

Associated Press

WASHINGTON - With a brisk 1 cent increase in sales, the nation's manufacturers, wholesalers and retailers their January inventories of unsold fall to the lowest point in nearly two government figures indicated yesterday.

The month's 0.5 percent decline inventories put the total value of goods warehouse shelves and backlots a billion, the least since May 1981.

With sales rising, the Commerce department report said, the ratio of inventories to sales - a figure that company managers like to keep low - dropped 1.47, the lowest since last May. It had been 1.51 in December.

However, even though such a might speak well for company efficiency, economists generally agree that a decrease in inventories would be a bad sign. By their reasoning, such a decrease would indicate business was losing confidence the national recovery would last and therefore was increasing production to deal with expected demand.

Robert Ortner, Commerce economist, said the new report, that "inventory cutting was still a trial in January," though the decline was less than in November and December.

In particular, he said, "manufacturers still seem intent on cutting their inventories some more."

However, Ortner said, he expects that are now lagging at the retail pick up in March, with businesses beginning to rebuild inventories during April-June quarter.

He said he still believes the recovery ended in December, "and I don't see the recovery to stall out."

The report said sales rose to a \$340.4 billion in January, including a 1 percent increase for manufacturers and a 1 percent gain for wholesalers and a 1 percent decline for retailers.

## GM-recall 491,000 of its cars

Associated Press

DETROIT - General Motors Co. calling an additional 491,000 of 1981- and 1982-model Chevrolet and Pontiac T-1000s because of engine compartment fire hazards, GM said yesterday.

ANNUAL MEETING

STILL TALKING



(Mount Clipping in Space Below)

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 THE BOSTON GLOBE  
 BOSTON, MA.

Date: 9/10/86  
 Edition: MORNING

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# US probers eyeing documents on White-era building projects

By Michael K. Frisby  
 Globe Staff

The US attorney's office is scrutinizing city documents relating to six development projects, four of which were approved during former Mayor White's last year in office.

The probe follows previous investigations by a federal grand jury into White's fund-raising activities and irregularities in Boston's building-permit process.

In a letter to the Boston Redevelopment Authority, Assistant US Attorney Alexandra Leake requested specific BRA documents on the development projects at Co-

lumbia Point, Government Center Garage, Rowes Wharf, the Clarendon Building and Parcel 7, as well as a sixth unidentified project.

City Hall sources said the Aug. 4 letter, a copy of which has been obtained by the Globe, was sent after the US attorney's office issued a subpoena requesting all BRA records relating to development projects reviewed by the agency from 1980 to 1983, the last three years of the White administration.

City officials, the sources said, have cooperated with the request for information on development projects but were unable to locate

copies of former BRA director Robert Ryan's meeting calendar and telephone log, which reportedly were also specifically sought in the subpoena.

Ralph Memolo, a BRA spokesman, issued a statement last night acknowledging that the agency received a grand jury subpoena in mid-July, requesting numerous documents.

On Aug. 4, 1986, the US attorney's office clarified this request for documents by requesting specific memorandum and minutes of BRA board meetings," said Memolo. "It is my understanding  
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## ■ PROBE

Continued from Page 1

that each item requested relates to development projects approved under the prior administration. The BRA has not opposed any request for documents and is cooperating as fully as it can in the grand jury investigation.

Memolo said the request for documents has been handled by Robert McNeill, the agency's chief general counsel and Kane Simonian, secretary to the BRA board.

Yesterday, Robert J. Cordy, who is chief of the US attorney's Public Corruption Unit, said he could not respond to questions regarding any agency request for city documents.

Thus far, the extensive federal probe of alleged corruption in city government has resulted in a number of indictments in connection with the building permit process in the Inspectional Services Department. Twenty individuals, 11 of them city officials or former city officials, have been indicted. Of the 20, 15 have been convicted and five are awaiting trial.

Sources who have followed the probe said the letter to the BRA seems to indicate that investigators are changing the focus of the probe to development issues. Three years ago when the probe began, federal authorities were reportedly interested in the fees col-

lected by lawyers and architects involved in major development projects.

City officials said federal authorities have frequently issued blanket subpoenas for many documents, possibly to hide the topic being probed. But they said the letter from Leake asked for details, most of which are public record, documenting whatever action the BRA Board took on the six development projects.

Of the six projects, four were approved by the BRA during White's last year in office.

• In May 1983, The Beacon Companies of Boston was designated to build the Rowes Wharf project, a \$150 million hotel, restaurant, retail and office complex on the waterfront.

• In August 1983 a group headed by local developer David Nassif was designated to build a \$100 million hotel on Parcel 7, now a BRA parking lot on Congress Street near the Haymarket MBTA Station. The project has not yet been started and Nassif has taken a lesser role in the development team, which is now headed by Richard Rubin, a Washington-based developer.

• In October 1983 Corcoran, Mullins and Jennison Inc. of Quincy was designated to build the \$165 million Columbia Point housing development, which has

not yet begun construction.

• In December 1983, the Government Center Parking Garage was sold by the city to Rubin for \$20 million. Rubin and his partner, former Massachusetts Attorney General Edward J. McCormack, have plans to build 250,000 square feet of office space atop the garage at a cost of \$37 million.

US authorities also requested information on the \$18 million renovation of the Clarendon Building near the Hancock Tower. That project received BRA approval in August 1982.

The US attorney's office also asked for data on a waterfront development project that could not be identified from the letter.

### Not following probe

Yesterday, former Mayor White said he "does not follow" the federal investigation and has no idea why investigators would review development records.

"They have been looking at BRA records for the last four years," said White, who was reached by telephone at his Boston University office. "I don't have the vaguest idea what they are up to."

Meanwhile McCormack, who is a close friend of White and served as an attorney on several of the development projects, including Rowes Wharf and Government

Center Garage, said he has no idea what they are looking for.

McCormack said he has had no correspondence with federal investigators. Noting that his firm has represented a number of developments in the city, he said it would be difficult not to look at properties he has represented.

(Indicate page, name of newspaper, city and state.)

Date: 9/30/86  
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Classification:  
Submitting Office: Boston  
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FBI-BOSTON	

FBI/DOJ

# BU president 'rips' grand jury corruption probe

By BRIAN MOONEY

BOSTON University President John Silber was among several witnesses testifying before a federal grand jury probing major real estate projects at the end of Kevin White's administration.

Sources said Silber expressed outrage at being subpoenaed during his grand jury testimony and called the U.S. attorney's probe a waste of time.

Prosecutors have asked Silber and others about BU's relationship with then-Mayor White and the John Hancock Mutual Life Insurance Co., sources said. They apparently have fo-

cused on a series of seemingly unconnected events from 1982 to 1984 involving all three.

Those events, sources said, include:

- The Boston Redevelopment Authority board decision in August, 1982, to relieve Hancock from a 1968 pledge to tear down a 62-year-old, low-rise, office building at 197 Clarendon St. to allow a park and/or museum on the site.

- Hancock's \$4.5M gift five months later, in January, 1983, to help build BU's new Science and Engineering building. At the time, it was the largest single gift in BU history.

- BU hiring White as a

professor after he left City Hall in January, 1984.

The investigation of BU and John Hancock is among several to surface in the past few months in subpoenas involving real estate developments near the end of White's 16-year regime.

Several observers believe the flurry of activity is the final stage of a five-year probe of City Hall corruption because it follows former U.S. Attorney William Weld's decision to take a top Justice Department post in Washington.

John Hancock, BU and BRA spokesmen and assistant U.S. Attorney Robert Cordy, who is heading the investigation, all declined



KEVIN WHITE  
*'Target in probe'*



JOHN SILBER  
*Talked to grand jury*

comment yesterday. White could not be reached.

BRA records involving the Clarendon building and several other projects, including Rows Wharf and the Government Center garage, were subpoenaed this summer. Officials of the development teams also were subpoenaed to testify.

White's relationship with BU has already been investigated by the state Ethics Commission, which in 1984 found no conflict of interest in him working for BU.

But it was not immediately clear whether the Hancock gift ever surfaced in that probe.

(Indicate page, name of newspaper, city and state.)

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(Mount Clipping in Space Below)

# Hub to probe

# White-era gift

# Hancock gave \$4.5M to BU

By BRIAN MOONEY

MAYOR RAY Flynn's top lawyer said yesterday he will launch his own inquiry into the Kevin White administration's role in a \$4.5 million corporate gift to Boston University in 1983.

Corporation Counsel Joseph Mulligan said he questioned the legality of the gift from John Hancock Mutual Life Insurance Co. after The Herald revealed Tuesday

that a federal grand jury is probing the gift in connection with White's later appointment as a BU professor.

Hancock gave the money to BU's science and engineering building fund in January 1983, five months after the Boston Redevelopment Authority absolved the firm of a long-standing pledge to

make a public benefit contribution in return for permission to build its 60-story skyscraper in Copley Square.

"I'm not sure how a private corporation paying a private university benefits the city, and I want to know whether that money should have gone to the city," said Mulligan.

He was responding to reports that the donation was made in lieu of Hancock's earlier promise to tear down the Clarendon building and turn it over to the city for a public park and museum.

BU President John Silber, who testified before the grand jury, has strenuously denied any link be-

tween White's hiring and the Hancock gift. But he acknowledged the donation stemmed from the BRA decision.

Silber was in Colorado yesterday and could not be reached for comment. But he has been quoted as saying the late Gerhard Bleicken, a former Hancock

chairman and vice chairman of the BU trustee board, discussed the idea with him shortly before his death in 1981.

Hancock's board, however, didn't approve the gift until more than a year after Bleicken died.

Hancock Vice President David D'Alessandro said: "Our attorneys have examined (the gift) and believe what was done was well within what the city asked us to do and what was legal."



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John F. Kennedy Federal Building  
Government Center  
Boston, Massachusetts 02203

October 30, 1986

Raymond A. Carolan  
Regional Inspector General for Investigation  
Office of Inspector General  
U.S. Dept. of Housing and Urban Development  
(Room 510A) J.F. Kennedy Federal Building  
Government Center  
Boston, Massachusetts 02203

2,3

Dear Sir:

On October 28, 1986, the enclosed newspaper article was furnished to Special Agent (SA) [redacted] of this office by a tenant in Devonshire Place. This individual has information concerning the wide spread utilization of designated apartment space as business suites. This person has indicated that management at the Devonshire has been made aware of this situation and has not acted to remedy same. Furthermore, SA [redacted] is possibly in a position to secure pertinent information concerning this matter, if it is of interest to your office.

Sincerely

JAMES W. GREENLEAF  
Special Agent in Charge

By [redacted]  
Supervisory Special Agent

b6  
b7C

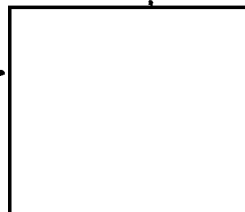
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# Devonshire

## Developers of the site may have broken pact

By Eric Schwartz

As Devonshire Place begins its first year of formal occupancy, concerns are arising that the developers may be breaking city and federal regulatory agreements by renting a substantial number of residential apartments to corporations and businesses.

From its inception, Devonshire Place has been controversial. Critics called the retail, office and luxury apartment complex another example of government subsidies for the wealthy, while developers maintained that government assistance was needed to develop the site.

Now it appears that the assistance given by the federal and municipal governments is used to provide cut-rate office space and corporate suites as well as luxury apartments for residents.

The owners and manager of the Devonshire claim that all the units from the ninth floor to the top are residential, as specified by the regulatory agreements. However, according to residents and office workers in the building, offices are spread throughout the floors designated as residential space.

Also, according to a tenant list obtained by the *Ledger*, corporations and businesses such as the Bank of Boston, Houghton-Mifflin and the *Boston Globe* have rented as many as 100 of the 475 residential units.

From interviews with businesses renting space in the residential area, the *Ledger* found that units are used as temporary housing for executives and visitors and as conventional office space. The rent, about \$1500 a month for a two bedroom apartment, is not cheap but it works out to about \$20 per square foot, as opposed to \$50-60 per square foot for new downtown office space.

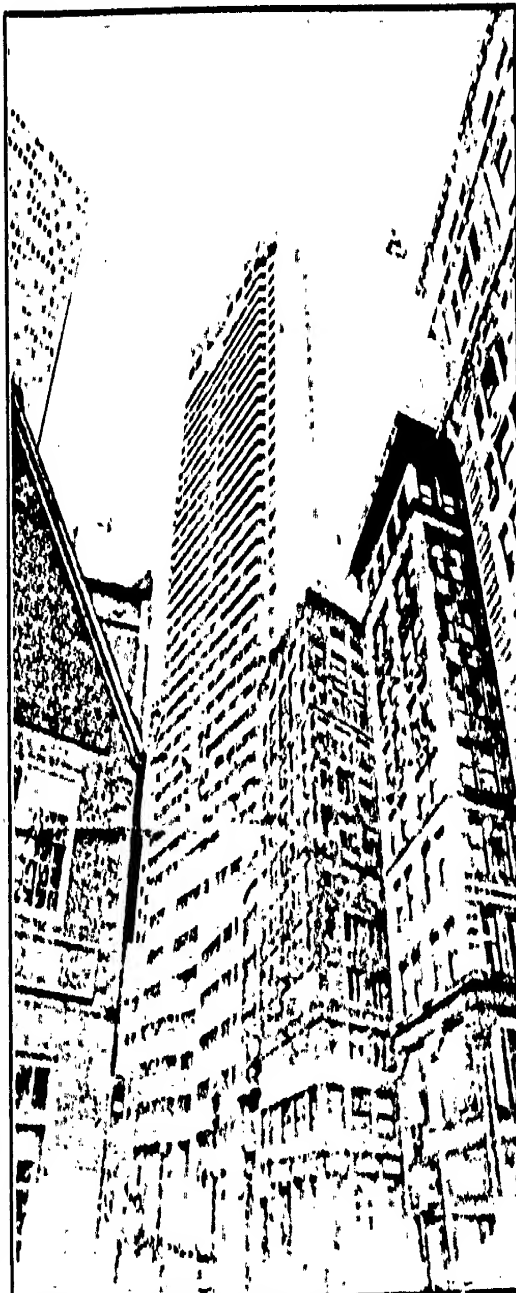
The project, located between City Hall and Downtown Crossing, has received federal loan insurance worth millions of dollars and has a special tax arrangement with the city.

According to the tax agreement with the city, made under Chapter 121A of the Massachusetts General Laws, 1986 marks the first year that income from the development will be taxed according to the income source. Previously, the project was taxed on its total gross income. According to the most recent audited report available, the 1984 gross income was \$8,382,211.

The tax arrangement beginning in 1986 calls for office space gross income to be taxed at 25 percent and residential space gross income to be taxed at 20 percent.

According to the project description approved in 1979 by the Boston Redevelopment Authority (BRA), the 40-story Devonshire Place was to consist of approximately 475 residential

Devo, page 3



From its inception Devonshire Place, center, has been controversial.

PHOTO BY PHILIP HARRIS

## Devo

continued from page 1

apartments on 32 floors and approximately 92,000 square feet of office space on five floors, with retail space on the ground floor.

Because the area was then "blighted" and the project would "forward the best interests of the city," the project was granted 121A status, allowing it to avoid regular real estate taxation for 15 years, and instead pay a percentage of its gross profit as "payments-in-lieu-of taxes." Without this arrangement, according to the BRA report, "the site would not be developed."

The project also received mortgage insurance from the Federal Housing Administration (FHA) for a 40-year loan of \$58,334,700. Although mortgage insurance is not a grant per se, it makes mortgages more attractive to lenders and can allow lower interest rates for developers. The Devonshire received a mortgage of 7.5 percent at a time when mortgage rates for construction projects were hovering around 15 percent.

BRA officials concede office space has occupied several residential developments, such as Harbor Towers and Charles River Park, but they said residential use eventually supplanted office space in those properties as construction was completed.

The Devonshire Towers Trust, which has its offices in New York City, agreed in agreement with the BRA that the authority was to inspect the project when construction was done. However, a lawyer in the BRA said there is no set procedure in that department to check on compliance.

"There may have been an inspection but I don't know of one off-hand," said BRA spokesman Ralph Memolo.

Under current regulations, certificate of completion must be approved by the BRA board. When the certificate is approved, the property must be inspected. Memolo said the BRA staff is arranging for a certificate of completion, which had been delayed by while building details were finished.

If units are being used for other than their designated use, it could be a violation of zoning law, enforced by the Inspectional Services Department, as well as a violation of the regulatory agreement, according to BRA officials.

"We just don't have the staff to review these things," admitted one BRA staff member who asked not to be identified.

The staff member said when the Flynn administration came in, there was no "overall assessment" of BRA projects, like the Devonshire, approved during Mayor Kevin White's administration.

"As we became aware of problems, we took action," the staff member said, but added that incidents of noncompliance with regulatory agreements have been few.

According to the official, if the residential units are being used for office space, it "seemingly would violate the agreement" with the BRA.

"If there is a problem, then we're going to have to respond to that," he said. "We'll have to see what their specific response is."

If the developer is found in non-compliance, the BRA will either move to force compliance or amend the agreement, he said. According to other administration sources, however, the city would be unlikely to legitimize an office use of an apartment complex.

In the federal Department of Housing and Urban Development (HUD) which oversees the FHA program, officials said a structural inspection was done of the property in 1984 but they had no record of an inspection to determine the use or occupancy of the building.

HUD was not required to make an inspection of the property because the project was not receiving any federal grants, said Shula Spadafora, a section head of HUD's loan management department.

Spadafora said she did not know what options HUD would exercise in the event that the Devonshire has broken its agreement with HUD.

"I really have not had any experience with that," she said. "In my experience, no regulatory agreement has been broken before."

One government office, Boston's Assessing Department, has received information from the developers showing a breakdown of income.

"I can confirm that the developers are required to provide the information. But the information itself is not a public record. That is spelled out specifically," said John Stoebling, an attorney with the Assessing Department.

Richard Cohen, a member of the Assessing Department's Board of Review, said he was not aware of any inspection of the Devonshire by that department.

Despite a dearth of documentation at the administrative level, some information about the units was available for the asking. Businesses such as Mercury Business Systems, Washington Management Corp. (which manages the building), Krupp Bros. and Samuel Shapiro and Co. all confirmed in interviews with the *Ledger* that they have offices in the

Devonshire. These offices do not serve as a residence for an employee or employees, they said.

Other companies, such as Teradyne Inc., use the apartments to house corporate visitors. The apartments are not necessarily used frequently, according to Teradyne employees.

"It's not like a revolving door or anything," a Teradyne employee said.

The *Globe* Newspaper Co., which publishes the *Boston Globe*, is listed on a 1984 tenant list. The *Globe* maintained the apartment as an executive suite but has since replaced that apartment with an apartment at the Prudential complex, according to *Globe* sources.

The percentage of businesses and corporations is most noticeable on floors 9, 10, 11 and 12, according to tenants. An inspection of those floors last week by the *Ledger* found offices marked with brass plaques and business cards on the doors, as well as offices which were not marked from the outside.

Tenants have complained that the corporate presence in the building detracts from the living conditions in the apartment building. City Hall and HUD were notified about the situation months ago, according to some tenants.

"They are commercializing all the facilities, the garage, the residences and the health club," said a tenant who requested anonymity. "Commercial use conflicts with residential use. Even the elevators were designed for residential use. They weren't made for this."

Another tenant, Edwin Hamada, confirmed that many apartments are used by businesses. He also complained that facilities like the Sky Club (a gym) and the parking garage are overcrowded with non-residents.

However, Harvey E. Rothenberg, of the Devonshire Towers Trust, said the apartments from the ninth floor up are all residential.

"But we don't go into every apartment to check if people are sleeping there," he added.

Rothenberg said the project has reached 85-90 percent occupancy in the last six months. The vacancy rate now varies between five to eight percent, he said.

When informed of the company nameplates on the apartment doors, Rothenberg said "That's new to me."

"Of course we try to discourage people from putting things up on their doors," he explained.

The general manager of the building, Richard Bland, also said he does not know of any apartments used as offices. Bland, who has been with the Devonshire as manager since it opened, said the only corporate space rented consists of the offices of the Shawmut Bank, AT&T and Wang on floors one through eight. Bland added that some apartments are rented by corporations for executives who have just moved to Boston.

Bland said he was unaware of any upcoming changes in the taxes paid by the Devonshire. He said he did not expect the composition of the project to change.

"I don't expect anything different. People live here because it's a great neighborhood," he said. "The people who said it couldn't work have proved to be wrong."

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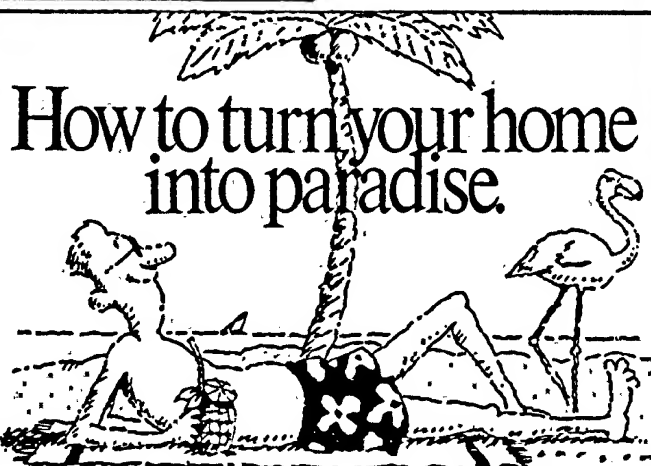
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